



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

4 ORCHARD COURT

TENBURY WELLS, WORCESTERSHIRE, WR15 8EZ

GUIDE PRICE
£69,950



A GROUND FLOOR RETIREMENT APARTMENT IN A PRIME POSITION ON A POPULAR DEVELOPMENT WHICH BENEFITS FROM A WARDEN SERVICE, RESIDENT FACILITIES AND AN ALARM SYSTEM CONVENIENTLY SITUATED WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE. EPC RATING D.

- KITCHEN • SPACIOUS LIVING ROOM • DOUBLE BEDROOM
- SHOWER ROOM • EASY CARE GARDEN

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells – 0.4 mile, Leominster – 10 miles, Bromyard – 10 miles, Ludlow – 10 miles, Kidderminster – 19 miles, Worcester – 22 miles, Hereford – 24 miles, M5 J6 – 24 miles.

DIRECTIONS

From Teme Street head south-west along the A4112 in the direction of Leominster. In Cross Street turn right onto Berrington Road and proceed past the Police Station, taking the second right hand turn into Orchard Court.

SITUATION

4 Orchard Court is pleasantly situated on the northern side of the development overlooking the communal gardens and yet conveniently close to one of the parking areas and the community centre in the purpose built and highly popular retirement only development. Orchard Court is within level walking distance of the town centre which offers many facilities including a range of shops and services, a library, doctors' surgery, cottage hospital, swimming pool, cinema and a range of clubs and societies.

DESCRIPTION

4 Orchard Court is a ground floor apartment constructed circa 1986 of part rendered and part tile clad elevations under a tiled roof. The property offers comfortable and secure accommodation and benefits from gas fired central heating, a combination alarm system connected to the site warden's office and a front entrance secure coded key holder. N.B. The windows are to be upgraded to UPVC double glazed units by Sanctuary Housing later this year.

Orchard Court benefits from a warden service, large communal gardens, a residents' laundry room and a popular residents' meeting lounge where a variety of regular functions are held. Orchard Court also offers visitor facilities including a guest bedroom and shower room, and visitor parking.

ACCOMMODATION

A covered porch with a bin store opens into the entrance hall with a useful understairs cupboard. The spacious living room has an electric fire with a contemporary surround, an airing cupboard with shelving, and a glazed sliding door to the patio. The kitchen has a range of modern wood base and wall units, a stainless steel sink/drainage unit, an integral electric cooker and hob with an extractor hood over, space for an undercounter fridge and a counter top freezer, and a Glow-Worm Fuelsaver MK II boiler. There is a double bedroom and a shower room which has a Mira Advance ATL thermostatic shower in a large cubicle, a pedestal basin and wc.

OUTSIDE

The property is approached off the paved path which meanders around the communal gardens. To the front there is a flower border. To the rear of the property there is an easy care garden with a paved patio and a timber garden shed.

TENURE

Leasehold – 60 years.
Minimum Age – 60 years.

SERVICES

Mains water, drainage, electricity and gas are connected.

LOCAL AUTHORITY

Malvern Hills District Council – Tel: 01684 862151
Council Tax Band A

SERVICE CHARGE

There is a service charge to cover warden service, residents' facilities, the alarm system, maintenance of the communal areas, lighting, painting exteriors, window cleaning and insurance – further details can be obtained from the Agent. Annual Service Charge for period 1st April 2017 - 31st March 2018: £2,343.12 - reviewed annually.

FIXTURES & FITTINGS

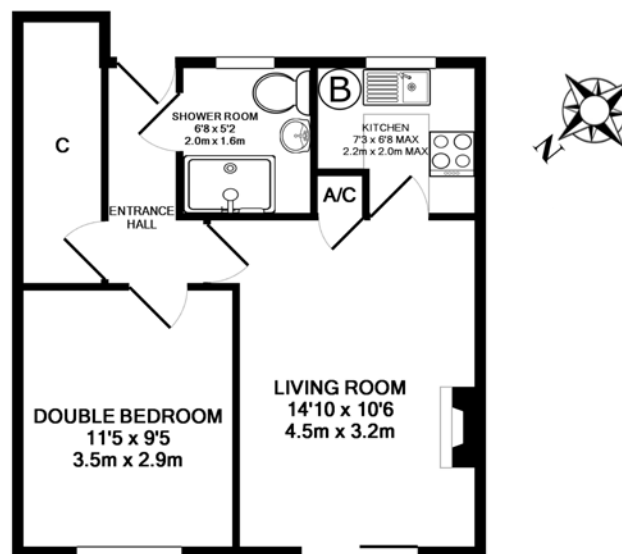
Only those mentioned in the particulars are included in the sale. All other items will be excluded.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – Full details available upon request.

VIEWING

By prior appointment with the Agent: -
Nick Champion – Tel: 01584 810555
View all of our properties at: www.nickchampion.co.uk
Photographs taken on 16th June 2017



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.