



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

4 ORCHARD COURT

TENBURY WELLS, WORCESTERSHIRE, WR15 8EZ

GUIDE PRICE

£90,000



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 near the centre of the development overlooking the communal gardens 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 a gas fired central heating system, a combination alarm system connected to the site warden's office and a front entrance secure coded key holder. 4 Orchard Court has been upgraded and benefits from replacement kitchen and shower room suites, a recently fitted gas fire in the living room and UPVC double glazing.

Orchard Court benefits from a permanent 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 bathroom, and visitor parking.

ACCOMMODATION

A covered porch with a bin store opens into the entrance hall with a large understairs cupboard. The spacious living room has a coal effect gas fire with a cream marble effect surround and a wooden display mantle, an airing cupboard with shelving, and sliding patio doors to the rear garden. The kitchen has a range of modern wooden base and wall units incorporating a stainless steel sink/drain, an integral Belling electric oven and Hotpoint ceramic hob with an extractor hood over, space for an undercounter fridge/freezer, a breakfast bar which could be altered to provide space for a washing machine, and a Glow-Worm Fuelsaver MK II gas fired 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 patio area, flower borders, a timber garden shed and a maintained lawn.

TENURE

Leasehold – 60 years.
Minimum Age – 60 years.

SERVICES

Mains water, drainage, electricity and gas are connected.
Gas fired central heating.

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 Agents.

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

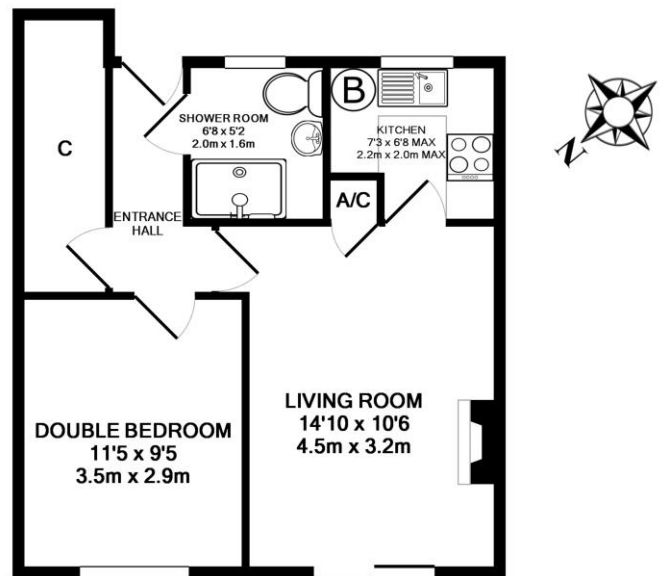
By prior appointment with the Agent: -
Nick Champion – Tel: 01584 810555

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www.nickchampion.co.uk

Photographs taken on 5th July 2019

Particulars prepared July 2019 and updated 24.10.19.



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 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.