



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## FLAT 2, 13 MARKET SQUARE

TENBURY WELLS,  
WORCESTERSHIRE, WR15 8BL

GUIDE PRICE

**£100,000**



**A SPACIOUS AND CHARMING PERIOD APARTMENT  
WITHIN THE TOWN CENTRE CONSERVATION AREA.**

• KITCHEN/BREAKFAST ROOM • LIVING ROOM • TWO DOUBLE BEDROOMS • BATHROOM

**NICK CHAMPION LTD**

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



# FLAT 2, 13 MARKET SQUARE, TENBURY WELLS, WORCESTERSHIRE, WR15 8BL

## APPROXIMATE DISTANCES

Leominster – 9.5 miles, Ludlow – 10 miles,  
Bromyard – 11 miles, Kidderminster – 18 miles,  
Worcester – 22 miles, Hereford – 23 miles,  
M5 Junction 6 – 24 miles, Birmingham – 38 miles.

## DIRECTIONS

From Teme Street, Tenbury Wells head south and keep right onto Market Street and take the first right hand turn into Market Square. Flat 2, 13 Market Square will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

Flat 2, 13 Market Square is conveniently situated within level walking distance of all of the market town facilities including a variety of shops and services, primary and secondary schools, a library, a doctors' surgery, a cottage hospital, cinema, and a range of clubs and societies. The property is within the Tenbury Wells Conservation Area.

Flat 2, 13 Market Square is a spacious apartment set on the first and second floors of a period property dating back to the 19<sup>th</sup> Century with a 20<sup>th</sup> Century extension to the rear. The property is in need of some updating. The property is offered with no upward chain and would be ideal for buy-to-let investors, first time buyers, and those looking to be within walking distance of shops and services.

## ACCOMMODATION

The entrance door with canopy porch opens into the stairwell rising up to the kitchen/breakfast room with a store cupboard, over stairs storage area, white base and wall units with wood effect worktops incorporating a stainless steel sink/drain, an integral Diplomat electric oven and hob with an extractor hood over, space for a fridge/freezer, plumbing for a washing machine, and housing the Worcester 28Si boiler. A hall with airing cupboard leads to the living room with two sash windows overlooking Market Square and a range of light wood effect fitted cupboards and display shelving. A double bedroom has a fitted wardrobe and the bathroom has a bath with Triton shower over, pedestal basin, wc and heated towel rail. Stairs rise up from the living room to the second floor double bedroom which has exposed beams and fitted wardrobes and furniture.

## OUTSIDE

The property does not have any allocated parking or garden space.

## SERVICES

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

## LOCAL AUTHORITY

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

## TENURE

Leasehold - 999 Years from 12 August 2002.  
Please contact the Agent for further information relating to ground rent and maintenance charges.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating E - Full details available upon request or follow the link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0668-2885-7991-2590-6845>

## FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

## VIEWING

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

View all of our properties for sale and to let at:  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

## LONDON SHOWROOM

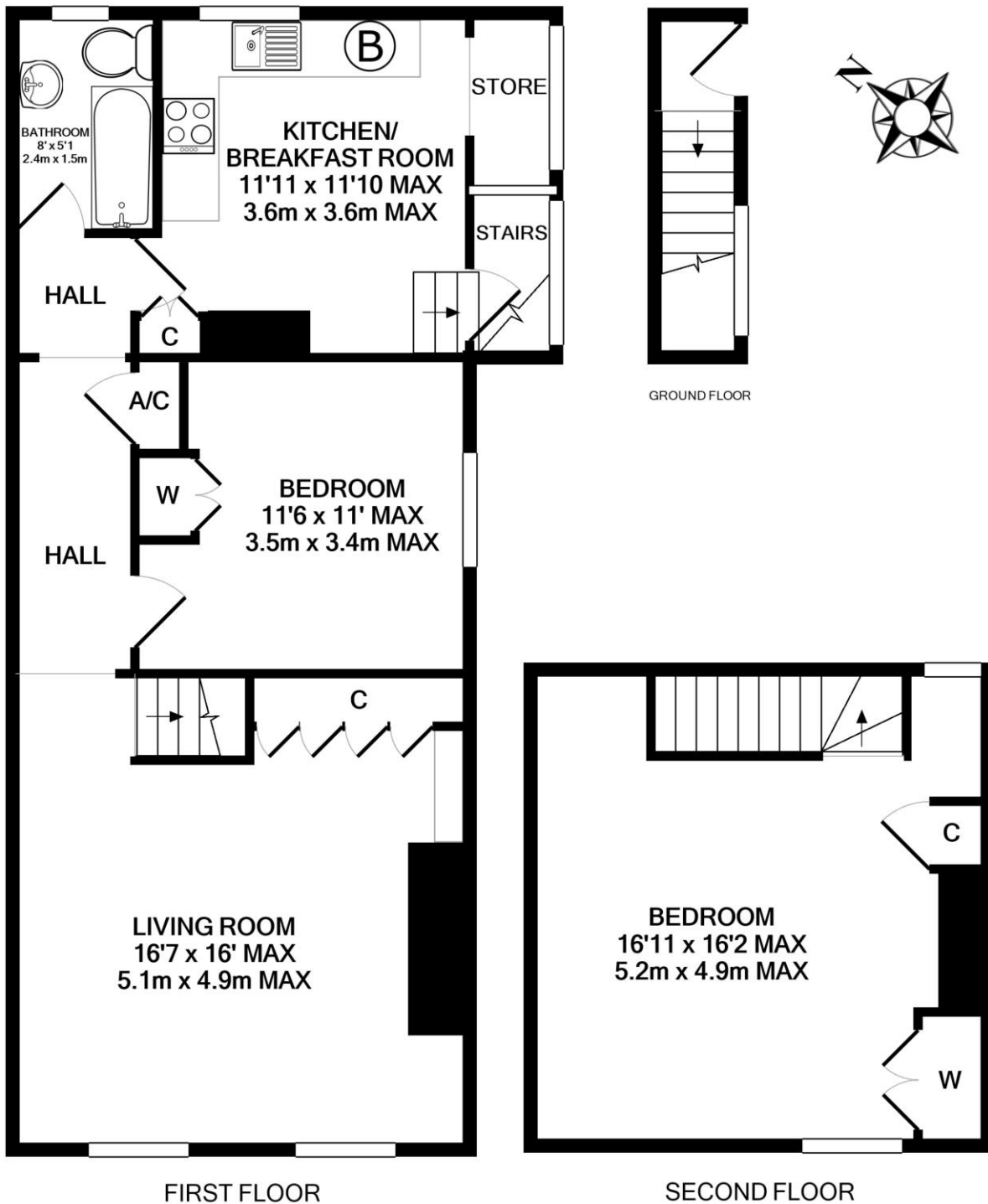
121 Park Lane, Mayfair, London, W1K 7AG  
Tel: 020 7318 7082

Photographs taken on 18<sup>th</sup> March 2021 and 23<sup>rd</sup> March 2021.

Particulars prepared March 2021.







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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