



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

22 ORCHARD COURT

TENBURY WELLS, WORCESTERSHIRE, WR15 8EZ

GUIDE PRICE

£87,000



A FIRST FLOOR FLAT IN A PRIME POSITION ON A POPULAR DEVELOPMENT WHICH BENEFITS FROM A RESIDENTIAL SERVICE MANAGER, RESIDENT FACILITIES AND AN ALARM SYSTEM, CONVENIENTLY SITUATED WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE.

• KITCHEN • SPACIOUS LIVING ROOM • DOUBLE BEDROOM • SHOWER ROOM • EPC RATING C

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES (MILES)

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

DIRECTIONS

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

SITUATION

22 Orchard Court is pleasantly situated in the centre of the purpose built and highly popular development for over 60s. 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, gym, cinema and a range of clubs and societies.

DESCRIPTION

22 Orchard Court is a first floor flat constructed circa 1986 and offers comfortable and secure accommodation with a combination alarm system connected to the residential service manager's office and a front entrance secure coded key holder. 22 Orchard Court has been upgraded and benefits from replacement kitchen and shower room suites, mains gas fired central heating with a modern Worcester combi boiler and UPVC double glazing.

Orchard Court also has 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 store and meter cupboard has a part glazed entrance door opening into the stairwell with stairs with a stairlift rising up to the first floor landing with store cupboard. The living room has a Robinson Willey wall mounted gas fire with a quarry tiled hearth and a wooden mantle shelf, and a sliding door opens into the kitchen which has a range of cream base and wall units with light wood effect worktops incorporating a stainless steel sink/drain, with space for a cooker and an undercounter fridge/freezer. Located off the first floor landing are a double bedroom and a shower room with a Hansgrohe thermostatic shower in a corner cubicle, a vanity unit with a hand basin and wc, a heated towel rail and an airing cupboard housing the Worcester boiler.

OUTSIDE

To the front there is a small brick paved area for a bistro table/pots. The property benefits from the use of the very attractive communal gardens with lawns, flower and shrub borders and a number of seating areas.

TENURE

Leasehold – 60 years – renewed on assignment of the lease.
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 the residential service manager, residents' facilities, the alarm system, maintenance and lighting of the communal areas, painting exteriors, window cleaning and insurance – further details can be obtained from the Agent.

FIXTURES & FITTINGS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C – Full details available on request or by following the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8605-6504-1629-4797-1863?print=true>

VIEWING

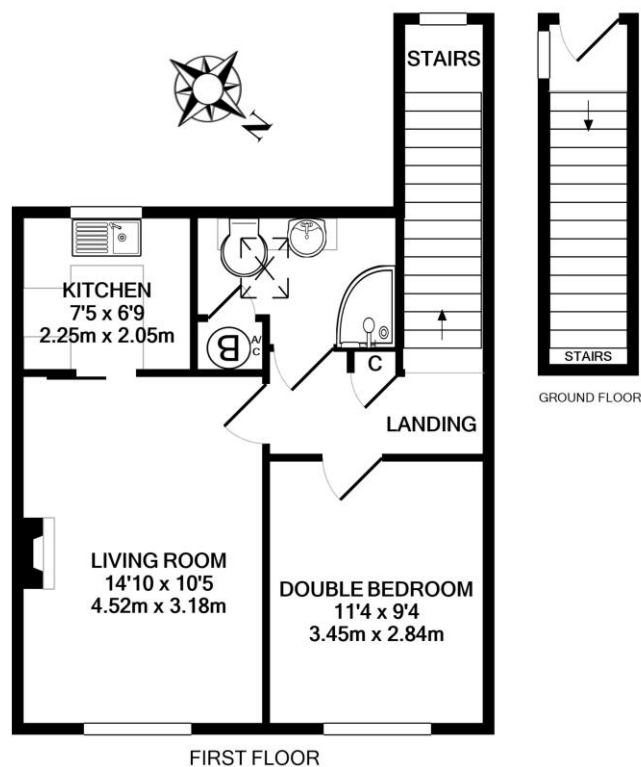
By prior appointment with the Agent: -
Nick Champion – Tel: 01584 810555

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www.nickchampion.co.uk

Photographs taken on 11th April 2022

Particulars prepared: 17th April 2025



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.