

**Chartered Surveyors • Estate Agents • Auctioneers • Property Consultants**

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- Two bedroomed bungalow
- Attached garage
- Alarm system
- Warden care
- Private patio garden
- Residents lounge

**THE WELL MAINTAINED TWO-BEDROOMED BUNGALOW STANDING IN ONE OF THE BEST SETTINGS ON THE SECLUDED DEVELOPMENT HAVING WARDEN CARE, GUEST ROOM, RESIDENTS LOUNGE, LAUNDRY, ALARM SYSTEM AND GARDEN MAINTENANCE**

**32 Orchard Court  
Tenbury Wells  
WR15 8EZ**

**Offers £140,000 Long Lease**

## **SITUATION**

Orchard Court stands in an attractive setting within close level walking distance of the Town Centre

## **DESCRIPTION**

Orchard Court was built in approximately 1986 to a high standard by Kendrick Homes and the development enjoys a high reputation. The accommodation comprises (with approximate measurements)

## **HALL**

A temporary ramp leads to the front door, with cloaks cupboard, electric storage heater, fitted carpet. Access to insulated roof space

## **SITTING ROOM/DINING ROOM**

11'9" x 9'3" (3.58m x 2.82m)  
with fitted carpet

## **KITCHEN**

7'3" x 7'0" (2.21m x 2.13m)  
with single drainer sink unit together with a matching range of floor and wall cupboards, drawers and worktops. Glow worm gas fired central heating boiler

## **BEDROOM1**

15'9" x 10'9" (4.80m x 3.28m)  
with fitted carpet

## **BEDROOM 2**

9'0" x 6'9" (2.74m x 2.06m)  
with wardrobes and shelving, fitted carpet. French windows to private garden

## **BATHROOM**

with panelled bath, pedestal hand basin, WC suite. Newtec wall heater, heated towel rail, fitted carpet

## **AIRING CUPBOARD**

with insulated hot water tank, immersion heater and slatted shelving

## **OUTSIDE**

A tarmac driveway leads to

## **CAR PARKING SPACE**



**GARAGE**

16'6" x 8'9" (5.03m x 2.67m)  
with up and over door, rear door to garden

**PRIVATE PATIO GARDEN**

with apple trees and shrubs

**OUTSIDE LIGHTING**

**COMMUNAL GARDENS**

**SERVICE CHARGE**

There is a current monthly service charge of approximately £195 per month to cover the wardens salary, call system and grounds maintenance, window cleaning, laundry room, communal servicing and cleaning costs, insurance premiums and everyday management and repair charges. A substantial sinking fund has been built up to guard against any future major items of expenditure NB Sanctuary Housing are replacing the double glazed windows in September 2017

**TENURE**

Leasehold with 60 years unexpired. A new 60 year lease is created upon every change of ownership

**SERVICES**

Mains electricity and gas Mains water and drainage Glow worm gas-fired central heating Telephone subject to BT Regulations

**OUTGOINGS**

Malvern Hills District Council Tel: 01684 892700 Water rates are levied separately, Severn Trent Water Tel: 0800 783 4444

**FIXTURES & FITTINGS**

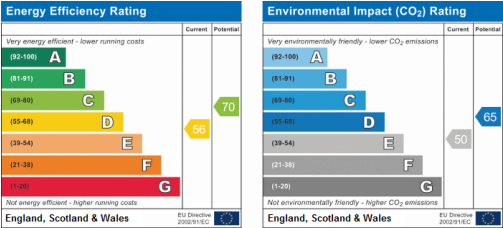
All those items specifically referred to in the sales particulars above are included in the sale price

**RESTRICTED COVENANT**

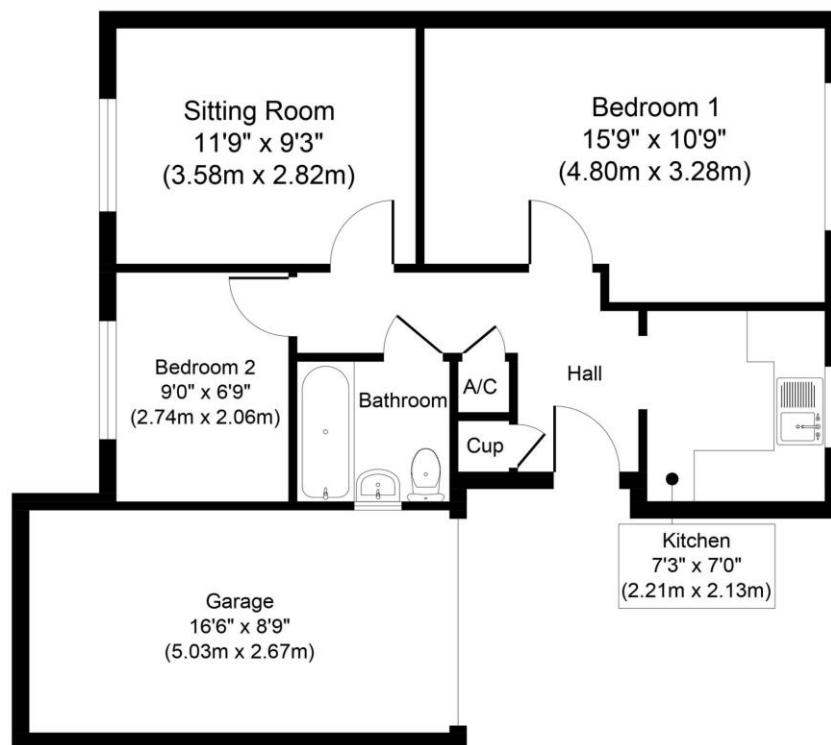
There is an occupancy age restriction of a minimum age of 60 years

**FURTHER INFORMATION**

If you would like any further information either before or after viewing please contact Franklin Gallimore's office: 01584 810436







**Approximate Floor Area**  
**657 sq. ft**  
**(61.0 sq. m)**

### 32 Orchard Court

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 or tenant. 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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**Franklin  
Gallimore**

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