

**Flat 2
13 Market Square
Tenbury Wells
Worcestershire
WR15 8BL**

**MARY STONE
PROPERTIES**



Offers in the Region of £117,500 Leasehold



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Character first floor spacious two storey maisonette having exposed beams, sash windows, two double bedrooms, kitchen/breakfast room, bathroom and the living room looks out over the Round Market and Market Square in Tenbury Wells.

Mains gas central heating, mains drainage and electric. Malvern Hills council tax band A.

Tenbury Wells is to be found in the most western point in Worcestershire, twenty three miles off the M5 at jct 5, The bustling market town of Tenbury is approached from all directions by driving through the rolling hills of the Worcestershire countryside.

An unspoilt slice of the traditional lifestyle is to be found in our town. Tenbury is a supportive community, the majority of the shops across the high street are locally owned and there is a larger supermarket set just off the main street. We have a delicatessen, local butchers, fruit and vegetable shop to name a few. An independent cinema offers stage shows, films, pantomimes and comedians all year round. There is also a swimming pool with gym facilities, bowls club and tennis courts

Kitchen/Breakfast Room 11' 10" x 11' 2" (3.6m x 3.4m)

matching range of wall and base units with laminate work tops, built in electric oven and ceramic hob, stainless steel sink and drainer, space and plumbing for washing machine, wall hung Worcester central heating gas boiler, pantry with shelving, there is a very useful storage room over the stairs, a flight of stairs lead down to the ground floor and front door

Inner Hallway 16' 1" x 4' 3" (4.9m x 1.3m)

fitted carpet, radiator and electric wall heater. Access to loft space and opening through to the living room. Airing cupboard with slatted wood shelving

Living Room 16' 5" x 15' 9" (5m inc stairs x 4.8m)

spacious room with two sash windows to the front elevation overlooking the historical Round Market and the character buildings of Market Square, tv aerial, radiator and stairs rise to bedroom one

Bedroom One 10' 10" x 11' 6" (3.3m x 3.5m)

having sloping eaves and exposed beams, double bedroom with a fitted carpet, windows to the front and rear elevation, radiator and built in wardrobes

Bedroom Two 11' 6" x 10' 10" (3.5m x 3.3m)

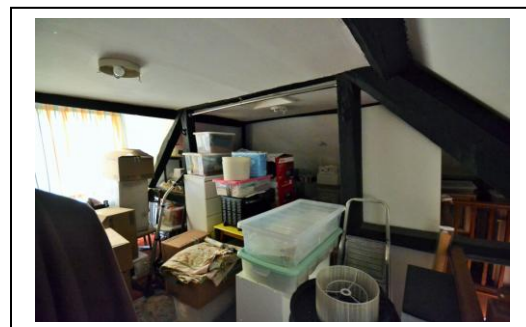
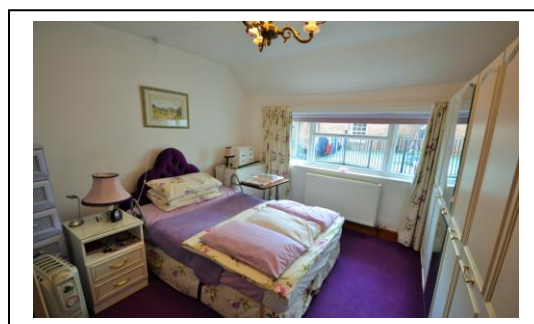
double bedroom with a fitted carpet, radiator and window to the side elevation

Bathroom 8' 2" x 4' 11" (2.5m x 1.5m)

white suite comprised of wc, pedestal basin, bath with a thermostatic shower, radiator and window to the rear elevation

Agents Note:

999 years left on the leasehold. Ground rent payable of £40 per year.



(1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

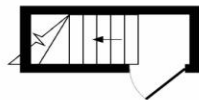
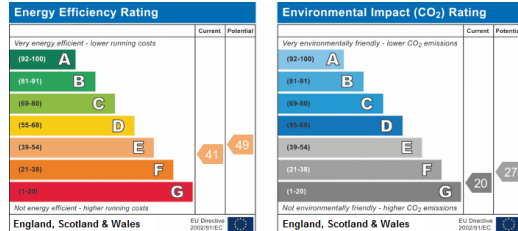
(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Mary Stone Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

(6) Mary Stone Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



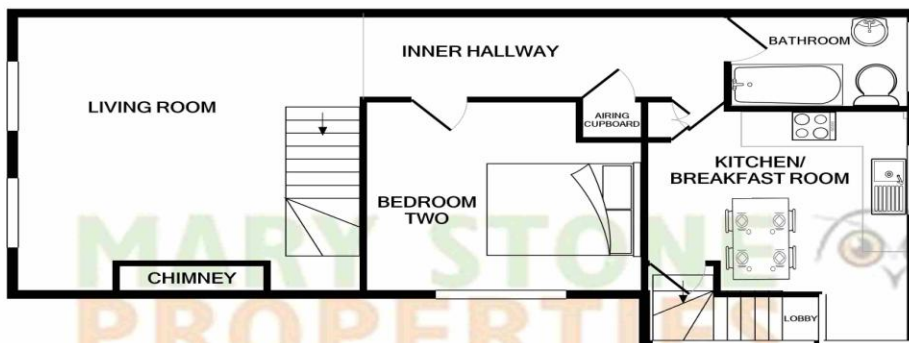
ENTRANCE FLOOR
APPROX. FLOOR
AREA 25 SQ.FT.
(2.3 SQ.M.)



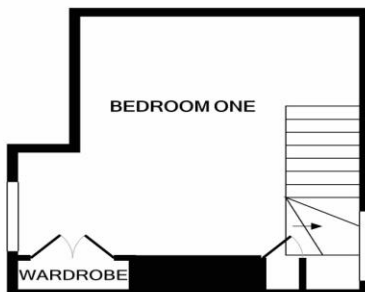
TOTAL APPROX. FLOOR AREA 914 SQ.FT. (84.9 SQ.M.)

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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FIRST FLOOR
APPROX. FLOOR
AREA 673 SQ.FT.
(62.5 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 216 SQ.FT.
(20.1 SQ.M.)