



4 Severn Grange, Northwick Road,  
Bevere, Worcester WR3 7RE

Experience the charm of this well-presented two double bedroom duplex apartment, perfectly positioned in the serene Bevere area on the Northern outskirts of the City, that is offered with NO ONWARD CHAIN.

Step into the main building and make your way to the lower ground floor, although in reality the accommodation is on the ground and first floors, there you'll find the spacious sitting room which also has a dining area, ideal for relaxation and entertaining. The sliding patio doors seamlessly connect the indoor and outdoor living spaces allowing you to enjoy the communal grounds, while the kitchen and cloakroom provide the practicality you need.

Ascend the stairs to discover two bedrooms and a bathroom suite, all boasting views over the communal gardens.

Furthermore, this property offers a tandem garage en bloc and an additional allocated parking space.

Don't miss the opportunity to make this apartment your own!

SHARE OF FREEHOLD

Council Tax Band C - Wychavon Council.

Lease 982years remaining

Ground Rent £5 per year

Annual Service Charge - £1,800






**Agents Note**

Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

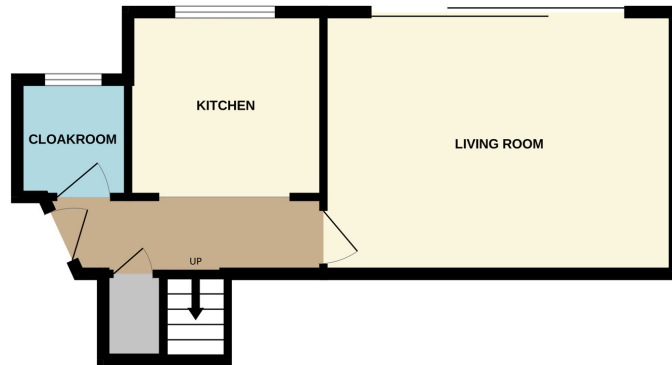


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

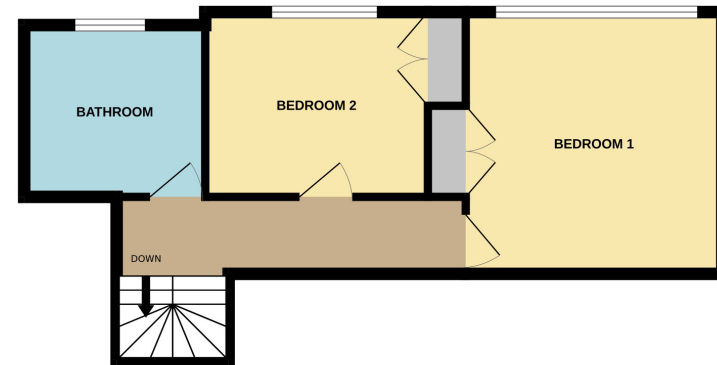
**General Information**

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

LOWER GROUND FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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