



Allan Morris
estate agents

**1 Lindfield, 12 Avenue Road, Great Malvern,
WR14 3AL**

 **MAYFAIR**
OFFICE GROUP

12 Avenue Road, Great Malvern, WR14 3AL

This extraordinarily individual and well presented town house is part of an imposing Victorian former school. The position could not be more convenient and situated on the crossroads of two of Malvern's most highly regarded roads. Just a short walk to the shops, amenities and theatres of Great Malvern and also Great Malvern train station. Arranged over three floors, on the first floor the property has two double bedrooms and a family bathroom, and a top floor occasional bedroom/study with en-suite shower room. The living space enjoys high ceilings and big windows, there is also a private garden and two off road parking spaces. A rare and exciting opportunity for a townhouse with huge character and style, in one of Malvern's best locations. Must be seen.



TOWN CENTRE LOCATION

Situated in the heart of the historic Victorian spa town of Great Malvern, this property is found in the popular and much sought after location of Avenue Road. The property is situated close to local amenities in both Great Malvern and Barnards Green, as well as having excellent communication networks via the railway station at Great Malvern with direct links to Worcester, London and Birmingham. Further amenities are available in the nearby City of Worcester.

ENTRANCE PORCH

Accessed via an original arched solid wood door with original lock (key still present) and door furniture (with modern security upgrading), front aspect window, radiator, restored tiled floor, large glazed door with ornate leaded glass panels above and to side leading to entrance hall, obscure glass panel door to;

CLOAKROOM

Front aspect obscure glass window, pedestal wash hand basin, low level WC, radiator, tiled floor.

ENTRANCE HALL 8'8" x 3'7" (2.66m x 1.11m)

Radiator, stairs to first floor, continued decorative tiled floor, doors to;

LOUNGE/DINING ROOM 24'3" max x 15'1" (7.41m max x 4.60m)

Twin front aspect windows, side aspect square bay window, smoke alarm, original deep coving, picture rail, impressive period fireplace with tiled sides and hearth and inset flame effect fire, three refurbished school house radiators, television aerial point (access to communal sky dish), telephone point.

KITCHEN 11'6" max x 8'8" max (3.53m max x 2.65m max)

Fitted kitchen comprising of a matching range of cream floor and wall mounted units under a granite effect work surface with under unit heater, one and a half bowl sink unit, electric induction hob with stainless steel extractor over, stainless steel double oven, integral dishwasher, integral fridge and freezer, integral washer dryer, door to understairs storage cupboard. From the cupboard is a trap door which leads down to a tanked cellar ideal for storage.

FIRST FLOOR LANDING

Large over stairs storage cupboard, radiator, space saver stairs to second floor, doors to;

BEDROOM ONE 12'11" max x 9'0" + recess (3.95m max x 2.76 + recess)

Double doors leading to personal balcony, picture rail, feature fire surround with cast iron back and grate, range of Hammonds fitted bedroom furniture, radiator, television aerial point, telephone point, doors to;

BALCONY 10'0" x 4'11" (3.05m x 1.51m)

Personal balcony with metal balustrade to sides, space for table and chairs.

BEDROOM TWO 10'7" + recess x 9'4" (3.23m + recess x 2.87m)

Side aspect window, large built in double wardrobe, bespoke fitted storage cupboard, television aerial point, telephone point, radiator.

MAIN BATHROOM 9'2" x 6'9" (2.81m x 2.07m)

Feature front aspect decorative leaded glass arched window, recessed ceiling down lighters, contemporary white suite comprising; walk-in shower with glass screen, wash hand basin with vanity storage unit below, push flush WC with storage to either side, heated chrome towel rail.

LOFT ROOM/OCCASIONAL BEDROOM 13'8" x 9'10" (4.19m x 3.00m)

Side aspect double glazed Velux window with fitted blind, recessed ceiling down lighters, five wall light points, built in boiler cupboards housing gas boiler, eaves storage, two school style radiators, television point, door to;

EN-SUITE SHOWER ROOM 6'1" x 5'11" (1.87m x 1.82m)

Recessed ceiling downlighters, extractor, curved screen shower cubicle, pedestal wash hand basin, hidden cistern push flush WC, eaves storage, heated chrome towel rail.

OUTSIDE

Two stone pillars give access to a communal gravel driveway with allocated parking directly to the front. The garden is accessed via the front door and offers a wonderful space for al fresco dining and entertaining. Enclosed by metal fencing, the garden is laid to patio seating, lawn and well stocked shrub and flowering borders. There are also two allocated parking spaces, and use of the communal gardens.

ADDITIONAL INFORMATION

The property itself is leasehold (150 years from 2009), but the owners of 1 Lindfield also have a 1/7 share of the management company which owns the freehold title for the whole of the building. There are 7 townhouses within the building. The service charge for the property is currently £1536.52 per annum (24/25) to cover external maintenance, window cleaning, and gardening of communal areas, building insurance and a sinking fund for exterior painting scheduled for next year. The management company is Lindfield Management Malvern Ltd. The property was built in 1870 and converted into residential townhouses 2009.

DIRECTIONS

From the Allan Morris office in Great Malvern head down Church Street, across the traffic lights and take the first right into Avenue Road. Lindfield, 12 Avenue Road can be found on the right hand side just before the turning to Tibberton Road. For more details, please contact our Malvern office on 01684 561411 or email malvern@allan-morris.co.uk

ADDITIONAL INFORMATION

Tenure: We understand the property to be leasehold, with a share of the freehold, but this point should be confirmed by your solicitor.

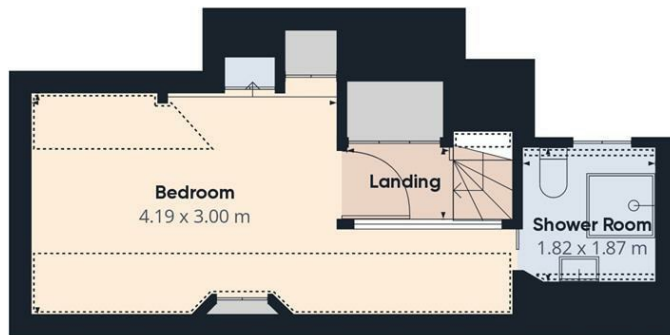
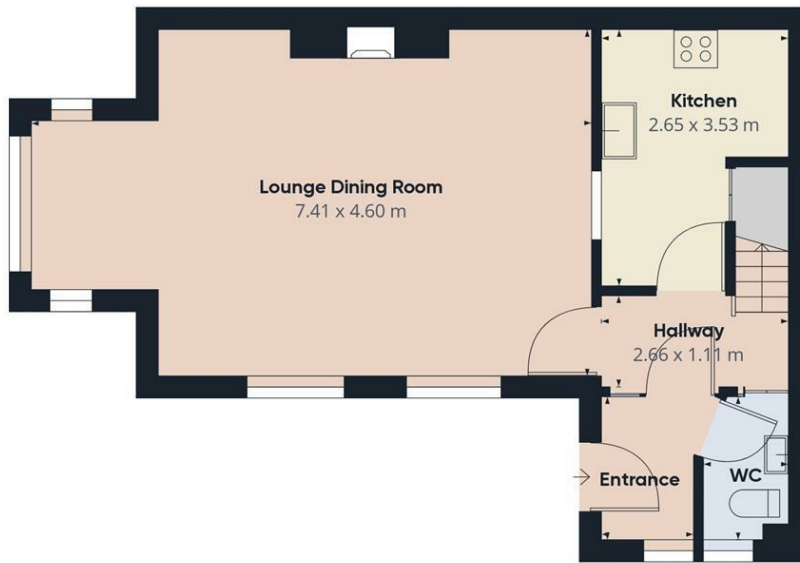
Fixtures and Fittings: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets, blinds and curtains, may be available by separate arrangement

Services: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

Outgoings: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

Energy Performance Rating: Current: C78 Potential: C78

Schools Information: Local Education Authority: Worcestershire LA: 01905 82270



Approximate total area⁽¹⁾

106.38 m²

Reduced headroom

7.85 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and, must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



