

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SPACIOUS WELL PRESENTED TWO BEDROOMED GROUND FLOOR APARTMENT MOST CONVENIENTLY SITUATED IN THE CENTRE OF THE MUCH SOUGHT AFTER VILLAGE OF COLWALL BENEFITING FROM GAS CENTRAL HEATING, TRIPLE GLAZING, OUTDOOR BALCONY, PLEASANT COMMUNAL GARDEN AND SECURE PARKING.

EPC C.

Apartment 1 The Orchards - Guide Price £245,000

Walwyn Road, Colwall, Malvern, Herefordshire, WR13 6JZ



Apartment 1 The Orchards

Location & Description

Colwall is a very popular and sought after village situated at the foot of the western slopes of the Malvern Hills and offers a good range of local facilities including shops, post office and pharmacy, schools, a doctor's surgery, churches, hotel and public houses. There is a regular bus service to Ledbury (approximately 4 miles) and Great Malvern (approximately 2 miles). Colwall also has the benefit of a mainline railway with direct services to Birmingham New Street, Oxford and London Paddington.

Property Description

A modern purpose built ground floor apartment most conveniently situated close to the railway station in the heart of the sought after village of Colwall.

The spacious well appointed accommodation benefits from gas fired central heating, triple glazing and there is a security intercom entrance system.

The accommodation briefly comprises a secure communal entrance, a private entrance lobby, dining room, fitted kitchen with appliances, inner hall, two bedrooms, a refitted shower room with WC, separate shower room with WC and a side lobby with balcony off. There are pleasant communal gardens, a car park and secure garaging.

Secure Communal Entrance

Having a glazed security front door with intercom system. Door to the garage area and to the outside parking space.

Apartment 1

Entrance Hall

With cupboard housing a Worcester boiler. Airing cupboard. Multi-paned door to dining room.

Dining Room 3.41m (11ft) max x 3.30m (10ft 8in) max.

With double radiator. Main front door intercom handset. Multi-paned doors to kitchen and sitting room.

Kitchen 3.10m (10ft) x 2.37m (7ft 8in)

Well fitted with a range of modern units comprising a stainless steel sink with base unit under. Further base units. Wall mounted cupboards. Work surfaces with tiled surrounds. Built-in double oven. Fitted 4-ring gas hob with integral extractor over. Integral dishwasher. Plumbing for washing machine. Space for fridge freezer. Ventilator. Low level heater. TV and telephone points. Triple glazed window to front.

Sitting Room 6.35m (20ft 6in) plus bay x 3.64m (11ft 9in) max.

Having a feature fireplace with fitted living flame coal effect gas fire. Double radiator. TV and telephone points. Triple glazed bay window to front with further triple glazed windows to side.

Inner Hall

With single radiator.





Bedroom 1 4.23m (13ft 8in) x 3.18m (10ft 3in) plus recess.
With double radiator. TV and telephone points. Triple glazed windows to front and side.

Bedroom 2 3.23m (10ft 5in) x 2.42m (7ft 10in)
With single radiator. Triple glazed window to side.

Shower Room

Recently refitted with a double walk in shower with power shower, glazed shower screen and wall panelling, white suite comprising wash basin and low level WC. Shaver light point, glass shelf with mirror over. Ventilator. Chrome heated towel rail.

Separate Shower Room

Having a tiled shower cubicle, wash basin and WC. Shaver light point. Ventilator. Heated towel rail. Built-in cupboard.

Lobby

Having double glazed double doors from inner hall. Panelled walls. Tiled floor. Double glazed double doors giving access to a small balcony.

Outside

The property has an attractive landscaped communal garden and there is allocated parking space in a large car park. There is further secure garaging underneath the block with electronically operated security doors.

Agents Note

IT SHOULD BE NOTED THAT OCCUPANCY OF THIS PROPERTY IS RESTRICTED TO PEOPLE WHO ARE AGED 45 AND OVER.



Directions

From the agents Colwall office turn right and The Orchards will be found after a short distance on the left hand side at the junction of Station Road.



Services

We have been advised that all mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

The property is Leasehold on a 299 year lease from 2000. There is a maintenance/service charge of £185.53 pcm. This covers buildings insurance, gardening and maintenance, heating and lighting of the common parts.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchases/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

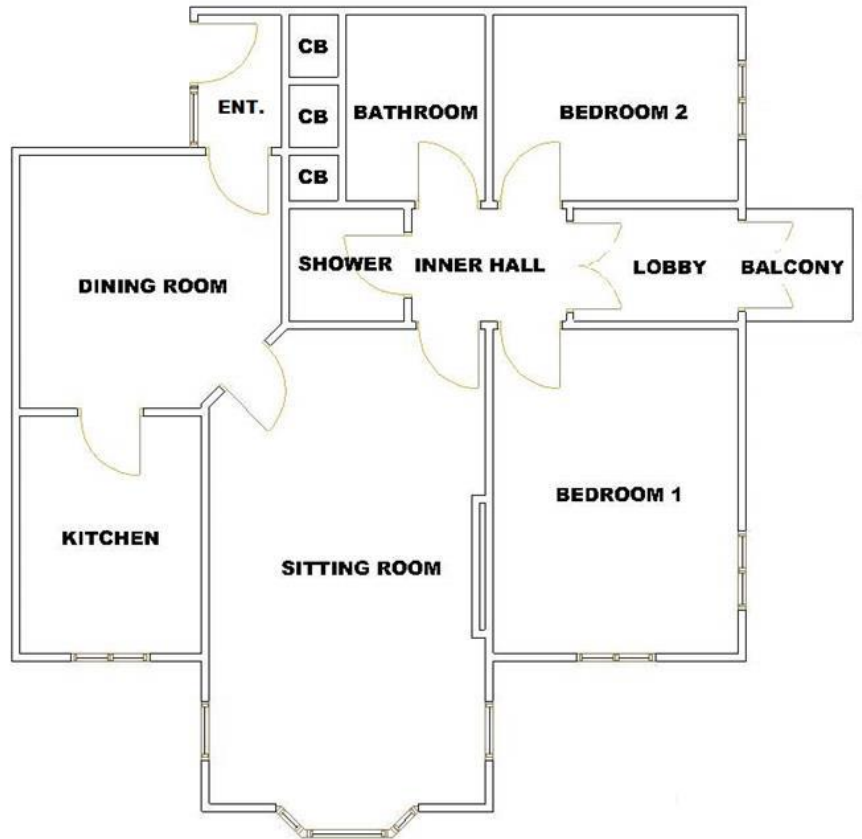
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

Council Tax

COUNCIL TAX BAND "D"

EPC

The EPC rating for this property is C (75).



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