

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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CONVENIENTLY SITUATED IN THE HEART OF THE POPULAR VILLAGE OF COLWALL A PURPOSE BUILT FIRST FLOOR TWO BEDROOMED APARTMENT ENJOYING WONDERFUL VIEWS TO THE MALVERN HILLS AND HAVING ITS OWN PRIVATE BALCONY AS WELL AS USE OF THE COMMUNAL GARDENS AND RESIDENTS' PARKING. A WELL PROPORTIONED AND PRESENTED APARTMENT FOR THOSE AGED OVER 45 AND OFFERED WITH NO ONWARD CHAIN. EPC RATING "B".

4 The Orchards - Guide Price £235,000

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

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4 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

Apartment 4 enjoys a most pleasant aspect with views up to the Malvern Hills. This purpose built first floor apartment is conveniently situated close to the railway station and centre of this sought after village of Colwall.

This is a spacious and well presented property benefitting from gas central heating, triple glazing and security intercom entry system for the main communal door.

The apartment itself is situated on the first floor and has its own private balcony with fantastic views to the Malvern Hills. Buyers should be aware that occupancy of these apartments is restricted to people aged 45 or over and this should be taken into consideration before viewing.

Secure Communal Entrance

The building is accessed via a security front door with intercom system and also one directly onto the rear on to the residents' parking area. Door to secure garaging. Lift and stairs rise to all floors.

First Floor

Apartment 4

The private front door from Apartment 4 is situated on the first floor and opens through to

Reception Hallway

Two ceiling light points, storage cupboard with shelving. Radiator and thermostat control point. Doors opening to dining room, bedrooms and family bathroom (described later) and further door opening through to

Cloakroom

Fitted with a white low level WC and wall mounted wash hand basin with tiled splashbacks, electric towel rail. Ceiling light, ceiling mounted extractor fan.

Dining Room 4.03m (13ft) x 2.68m (8ft 8in)

Ceiling light point, wall light points, telephone entry system controlling the communal front door. Radiator. Entrance through to sitting room (described later) and being open through to

Kitchen 3.20m (10ft 4in) x 2.68m (8ft 8in)

Triple glazed window to front gives views to the Malvern Hills with a one and a half bowl sink unit under with mixer tap and





drainer. There is a range of drawer and cupboard units with rolled edge worktop over and matching wall units. A range of integrated appliances, including a four ring gas HOB with extractor over, eye level DOUBLE OVEN, DISHWASHER and WASHING MACHINE. Tile splashbacks, ceiling light point.

Sitting Room 5.01m (16ft 2in) x 5.04m (16ft 3in)

A wonderful light and airy space enjoying dual aspect triple glazed window, one with views to the Malvern Hills. A focal point is the electric fire set into a wooden surround with marble effect back and hearth. Ceiling light point, two radiators and a double glazed pedestrian door giving access to

Balcony

Having a wrought iron railed perimeter with tiled floor and outside light point. Enjoying fine views back to the Malvern Hills.

Bedroom 1 3.51m (11ft 4in) x 3.51m (11ft 4in)

Triple glazed window, ceiling light point, radiator. Two double fitted wardrobes with hanging and shelf space.

Bedroom 2 3.44m (11ft 1in) x 2.30m (7ft 5in)

Triple glazed window, ceiling light point, radiator, fitted wardrobes with hanging and shelf space.

Bathroom

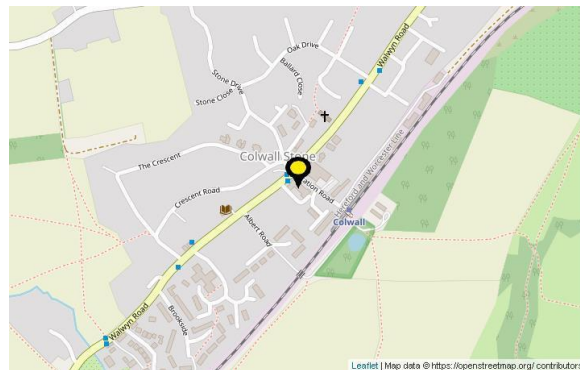
Fitted with a white low level WC and pedestal wash hand basin with mixer tap, panelled bath with mixer tap and electric Mira sports shower over. Ceiling light point, tiled splashbacks, ceiling mounted extractor fan.

Outside

The Orchards has an attractive communal garden. In addition there is secure garaging underneath the building with electrically operated security doors. Apartment 4 benefits from a space in here.

Directions

From the agent's 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 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

We are advised (subject to legal verification) that the property is Leasehold. The property is held on a 299 year lease from 2000.

There is a maintenance/service charge of £2393.88 annually. This covers buildings insurance, gardening and maintenance, heating and lighting of the communal areas.

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 purchasers/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)

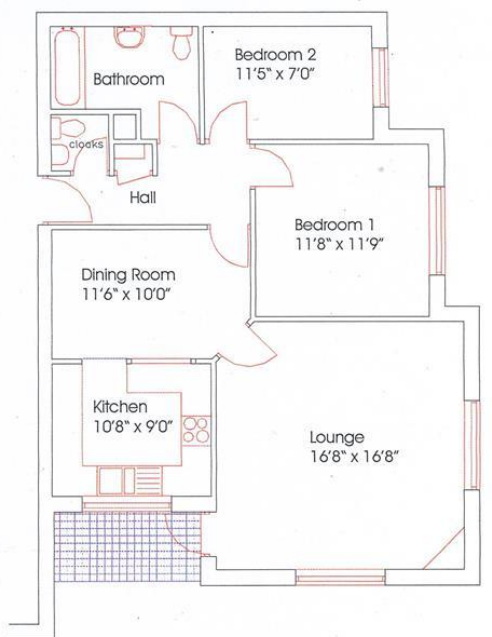
Council Tax

COUNCIL TAX BAND "D"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is B (83).



Drawings are not to scale
All measurements are approximate

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk

