

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A BEAUTIFULLY POSITIONED AND DECEPTIVELY SPACIOUS ONE BEDROOM, GROUND FLOOR GRADE II LISTED APARTMENT SITUATED IN A CONVENIENT LOCATION AFFORDING FINE VIEWS ACROSS THE SEVERN VALLEY. ENERGY RATING "E "

Flat 3 Hornyold Court - Guide Price £160,000

161 Wells Road, Malvern, WR14 4HA



Flat 3 Hornyold Court

Location & Description

Flat 3 Hornyold Court is situated within a substantial Grade II listed property and enjoys a pleasant location on the outskirts of Malvern.

The property is close to Malvern Wells which has local facilities including a petrol station, useful McCoy's local store and good schooling. Further and more extensive amenities are available in the nearby historic town of Great Malvern which is approximately three miles away and offers a range of independent shops, banks, building societies, post office, restaurants, takeaways and Waitrose supermarket. Within the town is also the renowned theatre complex having concert hall and cinema.

There are many sporting facilities available including the Splash leisure centre, Manor Park sports club, The Malvern Spa and the Worcestershire Golf Club at Malvern Wells. It should also be noted that there is a squash club complex located in a building close to the rear of the property. Transport communications are excellent with two mainline railway stations at Malvern having connections to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester and Junction 1 of the M50 just outside Upton bring the Midlands and South West into an easy commute.

Property Description

Flat 3 Hornyold Court is a beautifully positioned ground floor apartment within this highly convenient location. The property is accessed via its own private front door which opens to the living accommodation which is all on one level and affords fine views from the rear aspect over the Severn Valley to Bredon Hill and the Cotswolds beyond.

The living accommodation benefits from gas central heating, residents' parking and garage en-bloc. The private front door opens to the living accommodation which comprises in more detail of:

Entrance Hall

Ceiling light point, useful storage cupboard, door to bathroom described later and further door opening through to

Living Room 5.52m (17ft 10in) x 6.23m (20ft 1in) maximum

Being a generous and versatile space in the middle of the apartment enjoying a lovely wooden floor. A glazed wooden floor gives access to the juliet style balcony. Useful storage cupboard which could double as a small office. A fixed ladder styled staircase rises to the mezzanine level ideal for storage. Ceiling light point, radiator, door to sitting room, kitchen and bedroom described later and doorway opening through to

Store Cupboard 2.45m (7ft 11in) x 2.14m (6ft 11in)

Originally part of the bedroom but now a good sized cupboard which could be used as a home office or returned to be part of the bedroom.





Kitchen 3.87m (12ft 6in) x 2.99m (9ft 8in)

Glazed window to rear and side. Ceiling light point, radiator. Kitchen base units with rolled edge worktop over and wall units. Integrated four ring gas **HOB** with **SINGLE OVEN** under. One and a half bowl sink with mixer tap and drainer. Space and connection point for a washing machine, space for full height fridge freezer. Wooden floorboards. Radiator. Wall mounted gas fired boiler. Ceiling light point, tiled splashbacks.

Sitting Room 3.77m (12ft 2in) x 6.59m (21ft 3in)

Positioned to the rear of the property and taking in the fabulous views on offer across the Severn Valley to Bredon Hill and the Cotswold escarpment beyond through the bank of double glazed windows to the east facing aspect. Two ceiling light points, radiator. Wood flooring.

Bedroom 1 4.44m (14ft 4in) maximum 8'9 minimum x 4.00m (12ft 11in)

Generous bedroom with glazed window to front. Ceiling light point. Fitted wardrobes, radiator, wood floor.

Bathroom

Panel bath, low level WC, vanity wash hand basin with mixer tap and cupboard under, glazed window. Radiator. Ceiling light point, tiled splashbacks.

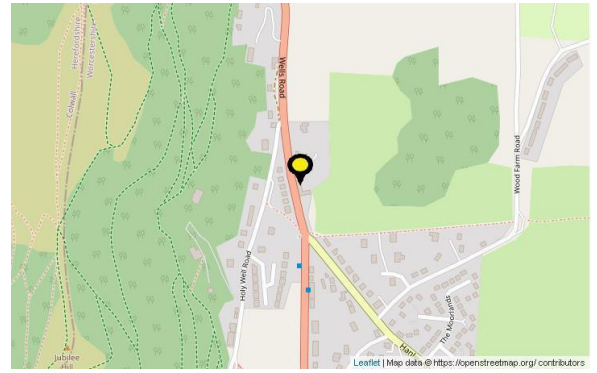
Garage

En-bloc with up and over door.



Directions

From the agents office in Great Malvern proceed south along the A449 towards Ledbury. Continue along this route passing Malvern common and through a residential area. Just before the turning into Hanley Road, Hornyold Court is situated on the left hand side.



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 imply 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 lease with 949 years remaining. The service charge is £283.34 per month. There is no ground rent as they all own a one eleventh share of the freehold.

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 formally 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 Malvern Office, Tel: 01684 892809

Council Tax

COUNCIL TAX BAND "B"

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 (E) 43.



*While every attempt has been made to ensure the accuracy of the floorplan, measurements, fixtures, fittings, contents and specifications, they are not guaranteed and are for information only. The purchaser, tenant or lessee should verify all details by inspection. The accuracy of the floorplan is not guaranteed. © 2018 John Goodwin FRICS

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Malvern Office
01684 892809

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