

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A BEAUTIFULLY SITUATED GROUND FLOOR GARDEN APARTMENT OFFERING TWO GENEROUS DOUBLE BEDROOMS AND AFFORDING FINE VIEWS TO THE MALVERN HILLS AND ACROSS THE SEVERN VALLEY. ENERGY RATING "D".**

## Flat 2 - Guide Price £175,000

68 Cowleigh Road, , Malvern, Worcestershire. WR14 1QN





# Flat 2 68 Cowleigh Road

## Location & Description

The property enjoys a convenient location on the north western outskirts of Malvern, less than two miles from the town centre, where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Transport communications are excellent. Junction 7 of the M5 and Junction 1 of the M50 motorways at Worcester and Upton are both within easy commuting distance and there are two mainline railway stations in Malvern Link and Great Malvern itself. Educational needs are second to none in both the state and private systems at primary and secondary levels and are all within easy reach. For those who enjoy outdoor life or walking, the property stands on the edge of open countryside and is very close to the network of paths and bridleways that criss-cross the Malvern Hills.

## Property Description

Flat 2, 68 Cowleigh Road is a well positioned ground floor garden apartment situated in a period building that has been converted into three apartments, one on each level. Flat 2 is on the ground floor and can be accessed either via the communal front door or via a private entrance with level access from the road.

Internally the accommodation is in need of some refurbishment and cosmetic updating but does benefit from gas central heating and double glazing.

The building is approached from the road via a communal wrought iron pedestrian gate set between brick pillars leading to a pedestrian path to a communal front door and through the lawned foregarden which part is for the sole use of apartment two. It is currently separated into two lawn areas with shrub beds. A further paved level pathway leads through a pedestrian gate between blue brick pillars to a private front door which is the secondary access into the apartment.

Internally the apartment benefits from gas central heating and double glazing and the communal front door opens to:

### Communal Entrance Hall

Doorway to stairs leading up to the top floor apartment and a private front door on the ground floor open to

### Flat 2

#### Entrance Hall

Ceiling light point, doors to

#### Sitting Room 4.96m (16ft) x 3.41m (11ft) max into recess

Having a lovely double glazed bay window to front with two double glazed sash windows set between a double glazed composite front door giving private access to a level pathway to Cowleigh Road. Decorative picture rail. Gas fire set into a feature fire surround with mantel. Shelving in recess to side, radiator.





**Kitchen 3.38m (10ft 11in) x 3.13m (10ft 1in)**

Fitted with a range of drawer and cupboard base units with roll edged worktop over and matching wall units. Set under a double glazed window to rear with views over the Severn Valley is a stainless steel sink unit with mixer tap and drainer. Space and connection point for gas cooker and undercounter fridge, freezer and washing machine. Tiled splashbacks, ceiling light point, radiator, storage cupboard housing the wall mounted boiler.

**Bedroom 1 3.80m (12ft 3in) max into wardrobe x 3.69m (11ft 11in)**

Double glazed window to front with views to the Malvern Hills and further glazed window to side. Decorative picture rail, wall light points, radiator. Built in wardrobes incorporating hanging and shelf space with further cupboards over.



**Bedroom 2 3.02m (9ft 9in) max into wardrobes x 3.72m (12ft)**

Double glazed window to rear with fine views over the Severn Valley. Wall light points, radiator. Fitted double wardrobe with hanging and shelf space and further shelving to side.

**Wetroom**

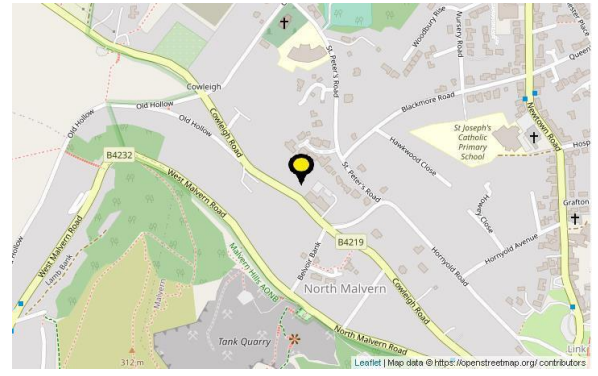
Fitted with a white low level WC, pedestal wash hand basin, electric shower. Tiled splashbacks, ceiling light point, radiator and double glazed window to rear.





## Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After about quarter of a mile take the first left fork (towards West Malvern) into North Malvern Road. Follow this route uphill for about three hundred yards before taking the first right hand fork into Cowleigh Road. Continue along this route where the property will be seen on the right hand side as indicated by the agents For Sale board.



## Services

We have been advised that mains gas, electricity, water and drainage 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 99 year lease from 25th December 2007. The annual service charge is £1,208.37. The owner will have a 1/3 share of freehold which is managed by Taylor Clark.

## 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

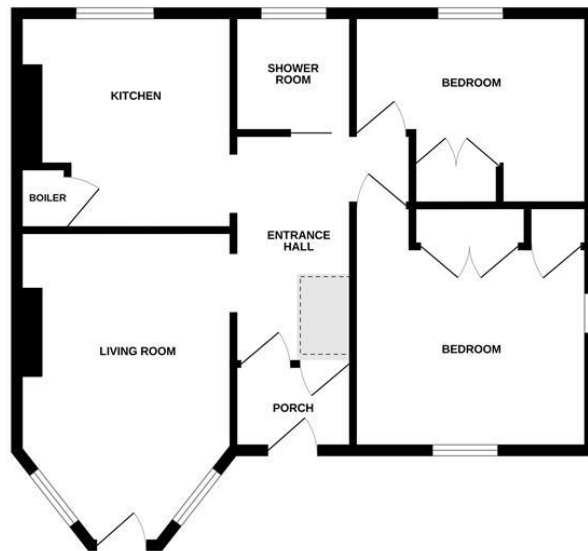
COUNCIL TAX BAND "A"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is D (65).

GROUND FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



FLAT 2 68 COWLEIGH ROAD  
TOTAL FLOOR AREA: 671 sq.ft. (62.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency at the time of issue.  
Made with Metreage 12/2014

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

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



**Malvern Office**  
**01684 892809**

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