

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A SPACIOUS PENTHOUSE APARTMENT SITUATED IN THE CENTRE OF GREAT MALVERN WITH UNIQUE, UNINTERRUPTED VIEWS OF THE SEVERN VALLEY AND MALVERN TOWN LANDMARKS AND OFFERING TWO BEDROOMED ACCOMMODATION, GAS CENTRAL HEATING, DOUBLE GLAZING, ALLOCATED OFF ROAD PARKING AND GARAGE. EPC "E"**

## The Penthouse - Guide Price £450,000

12 Warwick House, 1 Wells Road, Malvern, Worcestershire. WR14 4RP





# The Penthouse 12 Warwick House

## Location & Description

Warwick House is situated on the eastern slopes of the Malvern Hills in the very heart of Great Malvern and therefore within walking distance of a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex, the Splash leisure centre and Manor Park Sports Club. The town has a deserved reputation for quality and choice of its educational facilities. There are a number of highly regarded schools in both the state and private sectors at primary and secondary levels including the renowned Malvern College and Malvern St James Girls' School.

Transport communications are excellent. Great Malvern railway station is a short walk away and provides links to Birmingham and The Midlands, Hereford and South Wales and London Paddington. Junction 7 of the M5 motorway at Worcester is about eight miles away and Junction 1 of the M50 south of Upton upon Severn is just eleven miles. The larger cities of Worcester (eight miles), Hereford (twenty miles), Cheltenham and Gloucester (twenty five miles) are within commuting distance.

For those who enjoy the outdoor life Worcestershire Golf Club is approximately a mile away in Malvern Wells and Peachfield Common (ideal for walking the dog) is about ten minutes on foot. Situated as it is on the eastern slopes of the Malvern Hills the property is within walking distance of the network of paths and bridleways that criss-cross the hills. The lovely grounds of Rose Bank Gardens (which are open to the public) are literally across the road.

## Property Description

12 Warwick House is a lovely top floor apartment offering generous accommodation behind an elegant Victorian facade and is well suited to a family, working couple or single person occupation. It would also make an excellent second home as it is easy to maintain and ideal for the buyer who simply wants to "lock up and leave".

The well managed property is accessed via the communal front door which opens into a large communal entrance hall. A lift and stairs rise to the second floor. A few steps lead up to the front door of the apartment which opens to

## Entrance Hall

Carpet, two pendant light fittings, radiator and exposed beams. Video telephone entry system, thermostat and doors to all rooms

## Open Plan Living/Dining Room

A spacious L-shaped room

## Dining Area 4.78m (15ft 5in) x 4.08m (13ft 2in)

Carpet, ceiling spotlights, radiator and exposed beams. Attractive sash window with views to the town centre. Door to kitchen (described later) and open to







#### **Living Area 5.83m (18ft 10in) x 7.72m (24ft 11in)**

Carpet, two pendant light fittings, two radiators and two wall mounted lights. Large bay window with stunning unique, uninterrupted views of the Severn Valley and Malvern Town Landmarks, TV point and built in TV stand. Electric fire with stone surround and built in cupboards and shelving

#### **Kitchen 4.47m (14ft 5in) x 2.89m (9ft 4in)**

Karndean tiled floor, ceiling spotlights and double glazed sash window. Range of base and eye level units with worksurface over and stainless steel sink with mixer tap and drainer. Integrated **DISHWASHER**, **FRIDGE FREEZER**, Britannia Range **OVEN** with five ring gas **HOB** and extractor over. Door to



#### **Utility Room 2.89m (9ft 4in) x 1.73m (5ft 7in)**

Karndean tile floor, pendant light fitting, extractor and radiator. Range of base and eye level units with worksurface over and stainless steel sink with mixer tap and drainer. Worcester BOSCH combination boiler. Space and plumbing for washing machine, space for a tumble dryer and space for an under counter fridge.

#### **WC 1.52m (4ft 11in) x 2.89m (9ft 4in)**

Carpet, radiator, double glazed sash window and airing cupboard housing hot water cylinder. Low level WC and wash hand basin

#### **Bedroom 1 7.75m (25ft) x 4.68m (15ft 1in)**

Large bedroom with space for a king sized bed and seating area or alternatively it could be split into two bedrooms. Carpet, two pendant light fittings, two radiators and four double glazed sash windows with views over over the Rose Bank gardens and beyond to the hills. Built in wardrobes plus a walk in wardrobe with further built in storage cupboards that could become a small dressing room or study.



#### **En-Suite 3.30m (10ft 8in) x 1.83m (5ft 11in)**

Vinyl flooring, ceiling spotlights, exposed beams and fully tiled walls. Low level WC, wash hand basin, bidet and panelled bath with shower over. Heated towel rail, extractor fan and storage cupboard

#### **Bedroom 2 3.44m (11ft 1in) x 4.68m (15ft 1in)**

Carpet, pendant light fitting, radiator and double glazed sash window. Exposed beams and built in wardrobes

#### **En-Suite 1.47m (4ft 9in) x 3.30m (10ft 8in)**

Vinyl flooring, ceiling spotlights, exposed beams and fully tiled walls. Low level WC, wash hand basin, bidet and shower cubicle. Heated towel rail and extractor fan



#### **Garage**

With electric up and over door

## Directions

From the centre of Great Malvern proceed along the A449 Wells Road towards Ledbury for approximately 300 yards where 12 Warwick House will be seen 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 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 with a share of the freehold. The property is held on a 999 year lease from 2000. The service charge is currently £2400 per annum rising to £2800 per annum after 2nd October 2024.

## 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 Malvern Office, Tel: 01684 892809

## Council Tax

COUNCIL TAX BAND "E"

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).



TOTAL FLOOR AREA: 1579 sq.ft. (146.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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 as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Issue with Reference: 15/02/20



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ESTD. 1981

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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.
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