

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A SUPERBLY PRESENTED GROUND FLOOR, TWO BEDROOMED APARTMENT IN A PRESTIGIOUS DEVELOPMENT ON A HIGHLY POPULAR AND MUCH SOUGHT AFTER RESIDENTIAL STREET CLOSE TO THE CENTRE OF GREAT MALVERN. ENERGY RATING "C"

Flat 3 Tibberton Grange - Guide Price £240,000

4 Tibberton Road, Great Malvern, WR14 3AN



Flat 3, Tibberton Grange

Location & Description

Tibberton Grange enjoys a convenient position in arguably one of Great Malvern's premier residential locations, less than a quarter of a mile 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. Not only is the property within walking distance of all these amenities but also to Manor Park Tennis Club and Malvern St James sports centre both of which are only a few hundred yards away. The well served community of Barnards Green is less than a quarter of a mile distant providing a further choice of banks and shopping facilities.

Educational needs are well catered for. Malvern St James Girls' School is virtually on the doorstep and Malvern College and The Chase secondary are less than half a mile away. With all these facilities Tibberton Grange is in the perfect spot. Transport communications are excellent. Great Malvern railway station is only a few minutes away on foot and Junction 7 of the M5 at Worcester is about eight miles.

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Property Description

Flat 3 Tibberton Grange is a wonderfully positioned ground floor apartment in a complex of similar flats in a highly popular and much sought after residential area. The complex is set in mature communal grounds. It is a beautiful Malvern stoned building with a more modern extension to rear.

The flat is positioned on the ground floor and offers easy, level access from the communal parking area where the apartment benefits from an allocated parking space and provision has already been made for the installation of an electric car charging point if required.

The communal front door opens to a communal entrance hall with stairs rising to all floor. The private front door for Flat 3 is positioned at ground floor level and open to the beautifully presented and well-proportioned accommodation that benefits from double glazing and gas central heating. The accommodation in more detail comprises:

Communal Entrance Hall

Lobby

Accessed through a wooden front door with glazed inset. Ceiling light point. Glazed veneered wooden door opening to





Reception Hall

Two ceiling light points, coving to ceiling, radiator and wood veneered doors opening to all principal rooms

Living Room 5.66m (18ft 3in) x 3.49m (11ft 3in)

A wonderful dual aspect space enjoying a double glazed window to front and rear affording views over the communal garden. This is a well proportioned room, the focal point of which is an electric fire surround with hearth and mantel. Coving to ceiling. Two radiators and wall light points. Two ceiling light points, coving to ceiling, radiator and wood veneered doors opening to all principal rooms

Kitchen 4.18m (13ft 6in) x 3.02m (9ft 9in) max narrowing to 6'5 min

The kitchen was refurbished approximately eighteen months ago and offers a range of white fronted drawer and cupboard base units with roll edged worktop over and matching wall units. Range of integrated appliances including a Bosch four ring electric HOB with single eye level **OVEN, FRIDGE** and **FREEZER** as well as space and connection point undercounter for washing machine. Set under a double glazed sash window overlooking the communal garden and with glimpses of the Severn Valley beyond is a stainless steel sink unit with mixer tap and drainer. Tiled splashbacks, ceiling light point and chrome heated towel rail. The kitchen offers space for a small breakfast style table for two.



Bedroom 1 3.92m (12ft 8in) x 3.33m (10ft 9in)

Double glazed sash window overlooks the rear sloped and planted communal garden. Ceiling light point, coving to ceiling. Radiator. Built in deep double wardrobe incorporating hanging and shelf space.

Bedroom 2 3.04m (9ft 10in) x 2.40m (7ft 9in)

Double glazed sash window to rear overlooks the communal garden. Ceiling light point, coving to ceiling and radiator. Built in deep double wardrobe incorporating hanging and shelf space.

Shower Room

Fitted with a modern white suite consisting of a low level WC, pedestal wash hand basin and corner shower enclosure with thermostatically controlled shower. Wall mounted chrome heated towel rail, ceiling light point and ceiling mounted extractor fan. Shaver point and opaque glazed sash window to side. Tiled splashbacks.

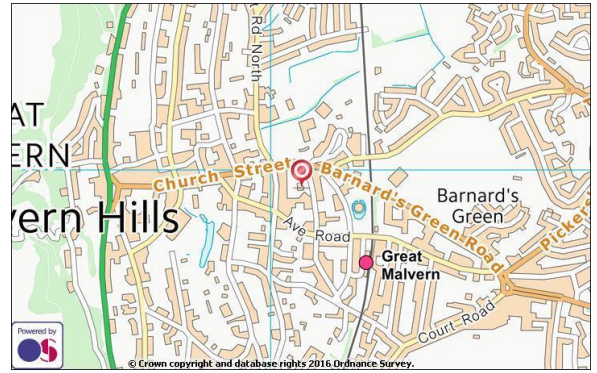
Outside

The communal garden wraps around the property to all sides and are for the use of all residents. There are mature planted beds, lawn areas as well as gravel and paved seating areas. It is enclosed by a hedged and fenced perimeter and there is an in and out driveway giving access to the residents parking area where Flat 3 has one allocated parking space and the residents have made provision for the installation of an electric car charging point. There are numerous mature trees and shrubs which provide an ideal setting and a good deal of privacy. The garden is shared by all residents but the vendors of Flat 3 often use an attractive patio area to the rear of the flat.



Directions

From the traffic lights in the centre of town at the junction of Graham and Church Street proceed downhill along Church Street taking the fourth turn on the right into Tibberton Road. Tibberton Grange is the second entrance on the right hand side. Apartment 3 is at ground level. It is approached via a pathway running to the right of the original stone building where there is a separate glazed entrance door to the communal entrance hall.



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 authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal verification) that the property is leasehold on a 999 year term from 1984. The leaseholders at Tibberton Grange also enjoy a share of the freehold. Service charge is £70 per month.

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

Strictly by appointment through the Agent's Malvern office 01684 892809.

Council Tax

COUNCIL TAX BAND "B"

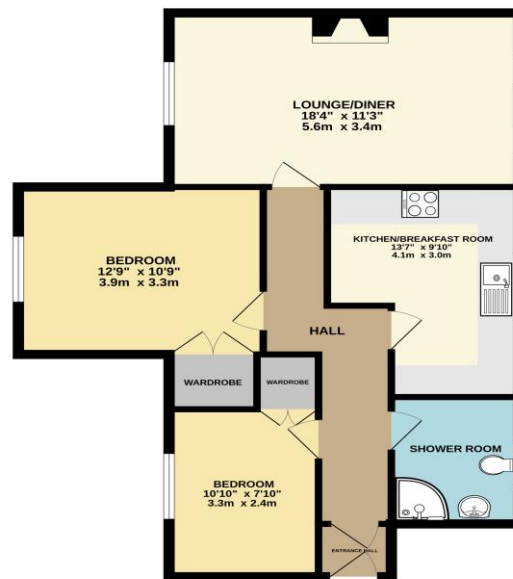
This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

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EPC

The EPC rating for this property is C (72).

GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



APT 3 TIBBERTON GRANGE

TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, contents and appliances shown have not been tested and no guarantee is given as to their availability or condition at the time of issue.
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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.



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