

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A BEAUTIFULLY APPOINTED AND HIGHLY CONVENIENTLY POSITIONED GRADE II LISTED APARTMENT SITUATED IN AN ELEVATED POSITION ON THE EASTERLY SLOPES OF THE MALVERN HILLS AND AFFORDING FINE AND FAR REACHING PANORAMIC VIEWS OVER GREAT MALVERN TO THE SEVERN VALLEY BEYOND. THE ACCOMMODATION OFFERS SPACIOUS ROOMS FULL OF PERIOD CHARACTER AND CHARM. NO CHAIN

1 Bello Sguardo - Guide Price £385,000

St. Anns Road, Malvern, Worcestershire, WR14 4RG

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1 Bello Sguardo

Location & Description

The property is less than ten minutes walk from the centre of Great Malvern and therefore within immediate reach of a fine range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex, the Splash leisure pool, Manor Park Tennis centre, the 11th Century Priory and Priory Park.

Junction 7 of the M5 motorway at Worcester is approximately nine miles away and Junction 1 of the M50 at Upton upon Severn is about eleven miles distant. There is a mainline railway station in Great Malvern with direct trains to London (2 hours 20 minutes).

The property is set on the eastern slopes of the Malvern Hills and is yards from some of the finest and most interesting walks that any real country lover could wish to enjoy.

Property Description

1 Bello Sguardo is an impressive apartment location in an historic Grade II Listed building set in an elevated position on the easterly slopes of the Malvern Hills. overlooking the Rose Bank Gardens, Abbey Hotel and The Priory to the panoramic views over the Severn Valley to Bredon Hill and The Cotswolds beyond.

The apartment has a shared driveway which overlooks the communal garden to the front offering various seating areas where the pleasures of this wonderful setting can be enjoyed. The driveway opens to allow parking for vehicles and access to an en-bloc garage belonging to the property.

Steps to the right of the building give access to the apartment's own private front door. This beautifully appointed accommodation has undergone a programme of refurbishment by the current owners yet retains the period character and charm of this impressive building coupled with the amenities of contemporary living.

Overall the accommodation extends to 1371 sq ft that benefits from gas central heating and offers light, airy and versatile rooms.

The accommodation comprises in more detail:

Storm Porch

Leadlight windows to two sides, tiled floor, inset ceiling light point, door with obscure leadlights and matching window to side opens to

Reception Hall

An impressive and welcoming space where the proportions of this property can be immediately appreciated. High ceilings with ornate period cornicing. Ceiling light point and radiator. Four panelled wooden doors open to bedrooms one and two described later. Period skirtings flow throughout the entrance hall and through an archway into the

Inner Hall

The high ceiling continues and benefits from a skylight, two ceiling light points, feature arch recess with light. Radiator, further doors with Victorian architraves open to

Kitchen 3.51m (11ft 4in) x 3.44m (11ft 1in)

Fitted with a range of drawer and cupboard base units with wooden gloss worktop over set into which is a ceramic Belfast style sink with mixer tap and set under a glazed sash window overlooking the rear garden. Decorative dresser with display cabinets, wooden worktop with drawers and cupboards under and to the right of a recessed brick fireplace with space and connection point for electric cooker. Pantry cupboards with further workspace and drawers. Wood panelling to half height set under a dado rail. Picture rail and ornate period cornicing, ceiling light point and radiator. Under cabinet lighting. Beautiful herringbone wooden floor. Space and connection point for dishwasher and full height fridge freezer. Door to the rear verandah with decked flooring and light point from where steps lead up to the rear garden.





Drawing Room 5.92m (19ft 1in) max into bay x 4.85m (15ft 8in) max into recess

One of the key features of this apartment is the wide glazed original Georgian bay window to front that takes in the wonderful panoramic easterly views on offer. Open fire grate with feature fire surround and mantle. Ceiling light point, picture rail. Set to either side of the chimney is recessed shelving with cupboards under. Period skirtings. Radiator. double doors open to

Dining Room 4.68m (15ft 1in) x 2.92m (9ft 5in)

A flexible and versatile space positioned to the front of the apartment and taking in the glorious views across the Severn Valley through a glazed sash window. Radiator, coving to ceiling, inset LED downlighters, access to loft space. Dado rail and door opening back to the inner hall.

Bathroom 3.54m (11ft 5in) x 2.27m (7ft 4in)

Fitted with a Victorian style modern white suite of low level WC, pedestal wash hand basin and deep panelled bath, walk-in double shower enclosure with thermostatically controlled dual headed rainfall and hand held shower. Tiled splashbacks, wooden panelling below dado rail to half height. Obscured sash window to rear, inset ceiling spotlights and radiator. Beautiful exposed wooden floor. Ornate corning.

Cloakroom/Utility

Fitted with a low level WC and wall mounted wash hand basin. Two windows to rear. Wall mounted Worcester boiler. Ceiling light point. Doors open to a utility cupboard with space and connection point for washing machine. Useful shelving.

Master Bedroom 6.02m (19ft 5in) max into bay x 4.28m (13ft 10in) max into recess

Like the drawing room this is a generous space with wide bay window to front taking in the wonderful views. Ceiling light point, coving to ceiling, decorative picture rail. Radiator. Cast iron fireplace with mantle with fitted wardrobes to either side with cupboards over. Radiator.

Bedroom 2 3.64m (11ft 9in) max x 3.61m (11ft 8in) max

A further double bedroom with large glazed window to side with secondary glazing. Ornate corning, ceiling light point, decorative picture rail and radiator. A beautiful tiled fireplace with ornate fire surround and mantle, useful wardrobes to each side with cupboards under. Radiator.

Outside

To the rear of the apartment and accessed from the kitchen via steps that lead to a gravelled path is a part of the communal garden which is beautifully planted and leads to a seating area. This although being part of the communal garden, it can only be accessed from the apartment itself or via a wrought iron pedestrian gate from Foley Terrace and therefore meaning that the garden is really for the sole use of Apartment 1.

To the front of the property there are further communal grounds which slope down and overlook the Rose Bank Gardens, Abbey Hotel, The Priory and beyond to the Severn Valley. This is a mix of lawned areas with pedestrian path and steps descending to various seating areas where the pleasures of the wonderful setting can be enjoyed.

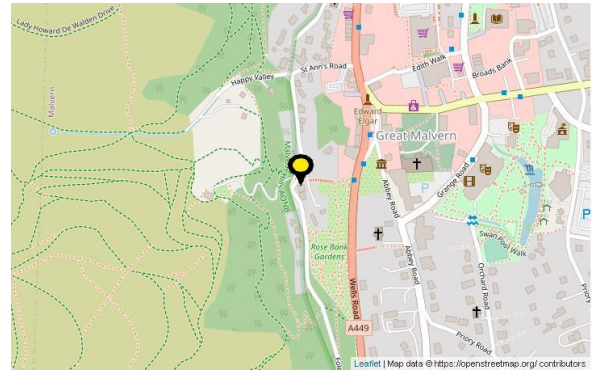
Single Garage En-bloc

Double doors to front and skylights.



Directions

From the agent's office in Great Malvern take the turn off Worcester Road into St Ann's Road proceeding uphill for 0.2 miles following the road before turning left down the driveway to Bello Sguardo.



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 999 year lease from 2013. The property holds a one quarter share of the freehold and in the management company. The annual service charge is £2400.00.

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

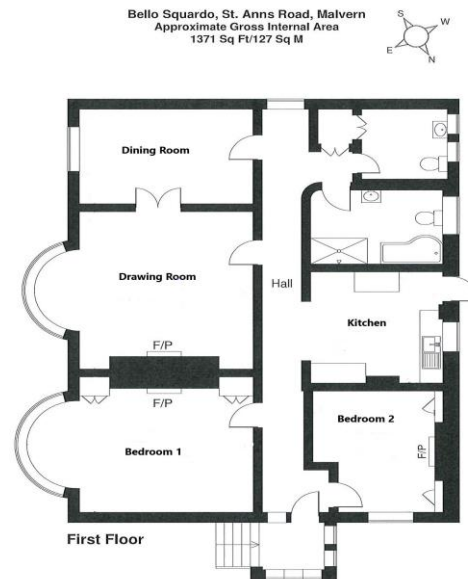
Council Tax

COUNCIL TAX BAND "D"

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

EPC

Exempt



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Malvern Office
01684 892809

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

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