

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SUPERBLY DESIGNED MODERN APARTMENT OCCUPYING THE WHOLE OF THE SECOND FLOOR OVER APPROX. 1080 SQ FT, SITUATED IN A PICTURESQUE SETTING ALONGSIDE PEACHFIELD COMMON ON THE OUTSKIRTS OF GREAT MALVERN. OFFERING IMMACULATELY PRESENTED ACCOMMODATION AND GLORIOUS VIEWS. OF ENTRANCE HALL, OPEN PLAN LIVING ROOM/KITCHEN, BEDROOM WITH EN-SUITE, FURTHER DOUBLE BEDROOM AND MAIN BATHROOM. THE PROPERTY BENEFITS FROM ZONED GAS FIRED UNDERFLOOR CENTRAL HEATING, DOUBLE GLAZING, COMMUNAL PATIO AND ALLOCATED PARKING. ENERGY RATING 'B'

The Poplars - Guide Price £240,000

Apartment 6, The Poplars, 18a Peachfield Road, Malvern, WR14 4AP



Apartment 6 The Poplars

Location & Description

6 The Poplars is a beautiful apartment situated in a purpose built block of six similar apartments. Its position close to Peachfield Common gives it a picturesque setting on the outskirts of Great Malvern. The Poplars combines a tranquil setting of Malvern countryside along with the convenience of good access to Great Malvern which offers a range of amenities including independent shops, Waitrose supermarket, eateries, takeaways, community facilities as well as the famous theatre and cinema complex.

Peachfield Road is one of Malvern's most popular addresses and allows direct access to a large area of open common land. It is also less than half a mile away from the network of paths and bridleways that criss-cross the Malvern Hills making it a wonderful spot for walkers, cyclists and anyone who enjoys outdoor pursuits.

Transport connections are excellent with a local bus network servicing the neighbouring areas, mainline railway station at Great Malvern provides direct links to Worcester, Birmingham, London, Hereford and South Wales.

Property Description

Flat 6 The Poplars is within a modern, purpose built building consisting of only six apartments. The apartment itself has been finished to a high specification whilst being enhanced and improved over recent years, including the installation of beautiful oak flooring and underfloor heating servicing all rooms.

Approached over a private driveway leading to an allocated parking space.

Communal front door with intercom entry system opens to the communal entrance hall where stairs rise to all floors.

The private front door to Apartment 6 is positioned off the second floor landing which is only used by this apartment and opens to the light and airy accommodation offering spacious and exceptionally well presented rooms benefitting from fine far reaching views over the Severn Valley to the Cotswolds beyond. Views are also on offer back to the Malvern Hills.

The accommodation in more detail comprises;

Entrance Hall

A light, airy and welcoming space flooded with natural light through the double glazed lantern skylight. Inset LED spotlights, telephone entry system for the communal front door. Zoned underfloor heating control point, useful storage cupboard containing the Worcester gas fired boiler. Oak flooring. Door to

Open Plan Living Room/Kitchen 9.66m (31ft 2in) max into dormer x 6.71m (21ft 8in) max

A generous and spacious area creating lovely open plan living. Double glazed dormer window frames the fine view looking out to the Severn Valley and the Cotswolds beyond and back to the Malvern Hills. The modern kitchen offers a range of drawer and cupboard base units with roll edged worktop over and large central island offering additional cupboard space, breakfast bar and one and a half bowl stainless steel sink unit with mixer tap. Range of integrated appliances including a

Siemens stainless steel gas **HOB** with extractor and useful wooden mantle. There is a further Siemens eye level **DOUBLE OVEN** and a





WASHING MACHINE. Positioned under the central island is a Siemens **DISHWASHER, FRIDGE** and **FREEZER**. There is useful shelving and LED downlighters as well as a double glazed roof lantern. The Living Room Area boasts two ceiling light points, zoned underfloor heating control panel. Engineered oak flooring flows throughout this area.

Bedroom 1 3.92m (12ft 8in) min into dormer window x 4.85m (15ft 8in)

A lovely double bedroom enjoying fine views through double glazed dormer window across the Severn Valley. Ceiling light point, useful storage recess and access to eaves storage. Wall mounted underfloor heating control panel. Continued engineered oak flooring and door to

En -Suite

Fitted with a modern white suite consisting of close coupled WC, wall mounted hand basin with mixer tap, walk-in shower enclosure with thermostatically controlled rainfall shower and hand held unit. Inset ceiling spotlights. Tiled walls and floor. Wall mounted shaver point and ceiling mounted extractor fan.

Bedroom 2 5.63m (18ft 2in) max into limited headroom x 3.23m (10ft 5in) max into dormer window

A further double bedroom with ceiling light point, continued engineered oak flooring, useful eaves storage, double glazed dormer window giving views to the Malvern Hills. Wall mounted underfloor heating control panel.

Bathroom

White close coupled WC, wall mounted hand basin with mixer tap, panelled bath with thermostatically controlled shower. Ceramic tiled walls and floor. Ceiling downlights, ceiling mounted extractor fan and wall mounted shaver point.

Outside

The driveway for The Poplars is approached from Peachfield Road and opens to a large tarmac area where Number 6 has an allocated parking space. There is also space for visitor parking. At the rear of the building there is an area of communal garden for the benefit of all residents. A gravel pathway leads you through an array of beautiful shrubs and flowers to a communal circular patio seating area to enjoy the secluded setting.

Directions

From the agent's office in Great Malvern proceed in a southerly direction along the A449 Wells Road towards Ledbury for just over half a mile to the far end of Peachfield Common where you will notice the Railway Inn on your right hand side. Immediately after this inn take a very sharp left hand turn into Peachfield Road. Continue downhill for a short distance and The Poplars can be seen on the right hand side.



Services

We have been advised that mains gas, electricity, water and drainage will be 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. The lease expires on 1st September 2140. There is a ground rent of £278.25 per annum payable to Guild Homes Ltd. The current service charge and sinking fund contribution is a total of £2,633.84 per annum (£1,316.92 paid every 6 months) 50% of this payment is a service charge and the other 50% goes into a sinking fund.

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

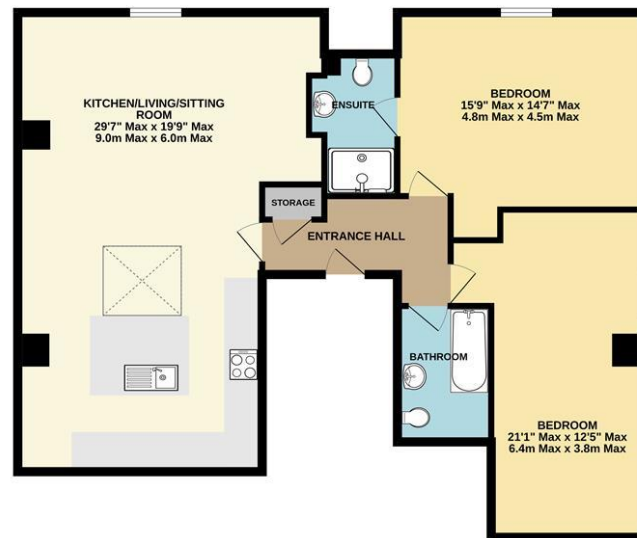
COUNCIL TAX BAND 'C'

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 B (81).

GROUND FLOOR
1085 sq.ft. (100.8 sq.m.) approx.



TOTAL FLOOR AREA: 2095 sq.ft. (194.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the foregoing, the agent does not warrant, represent or guarantee the accuracy of the information provided. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, content and appearance of this plan does not constitute an offer or guarantee as to their quantity or efficiency can be given.
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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.

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