

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL PRESENTED LIGHT AND AIRY SPACIOUS TWO BEDROOM TOP FLOOR APARTMENT IN A PRESTIGIOUS DEVELOPMENT ON A HIGHLY POPULAR AND MUCH SOUGHT AFTER RESIDENTIAL STREET WITHIN WALKING DISTANCE TO ALL LOCAL AMENITIES OF GREAT MALVERN AND THE TRAIN STATION BENEFITTING FROM OFF ROAD PARKING, COMMUNAL GARDENS. ENERGY RATING 'C'**

## Tibberton Grange - Guide Price £220,000

7 Tibberton Grange, 4 Tibberton Road, Malvern, Worcestershire, WR14 3AN





# 7 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 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.

## Property Description

Flat 7 is a wonderfully positioned top floor apartment in a complex of similar flats in the highly popular and much sought after residential complex set in mature grounds and is a beautiful Malvern stone building with a more modern extension to the rear. Flat 7 is situated on the top floor providing light, airy and spacious accommodation throughout with fantastic views over the Severn Valley from the front of the apartment. It benefits from an allocated parking space.

The communal front door opens to a communal entrance hall with stairs rising to all floors. The private front door of Flat 7 is positioned at top floor level and opens to the very well presented and well proportioned accommodation that benefits from double glazing and central heating. The accommodation in more detail comprises:

## Entrance Porch

Accessed through a wooden glazed front door, pendant light fitting, carpet. Glazed wooden door opens to the

## Reception Hall

Access to all rooms, two pendant light fittings, radiator, carpet.

## Sitting Room 5.73m (18ft 6in) x 3.51m (11ft 4in)

A wonderful dual aspect space enjoying double glazed windows to the front and rear affording fine views over the Severn Valley and communal gardens. Carpet, two radiators, two wall light fittings and a pendant light fitting.

## Kitchen Diner 4.34m (14ft) x 3.07m (9ft 11in) (max point)

A sociable space providing accommodation for a kitchen table again with fabulous views over the Severn Valley and communal gardens. Vinyl flooring, double glazed window to the rear, range of base and eye level units with pelmet lighting, built in gas HOB,





OVEN, extractor fan, WASHING MACHINE, and DISHWASHER. Space for a fridge/freezer, one and a half stainless steel sink and drainer with mixer tap over, radiator, Worcester Bosch boiler and spotlights.

**Bedroom 1 3.66m (11ft 10in) x 3.95m (12ft 9in)**

Carpet, double glazed sash window to the rear, radiator, pendant light fitting and built-in wardrobes.

**Bedroom 2 3.77m (12ft 2in) x 2.42m (7ft 10in)**

Carpets, double glazed sash window to the rear, space for a double bed, pendant light fitting, built-in wardrobes and radiator.

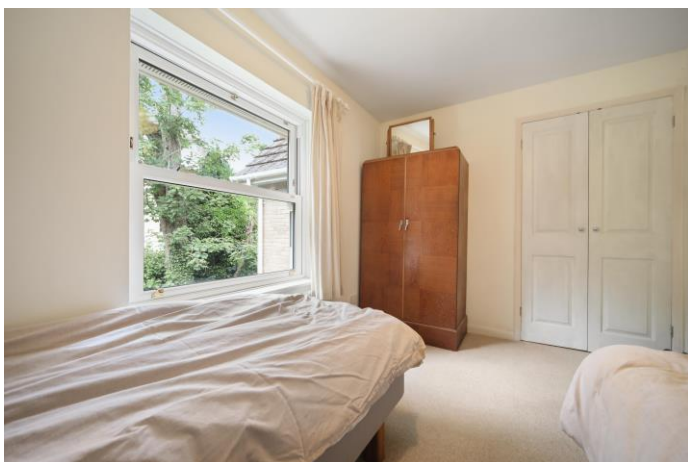


**Bathroom**

Vinyl flooring, obscured sash window to the front, ceiling light fitting, extractor fan, chrome heated towel radiator, pedestal wash hand basin with taps over, low level WC, panelled bath with mains powered shower connected and taps over, shaving point and partially tiled walls.

**Agents Notes**

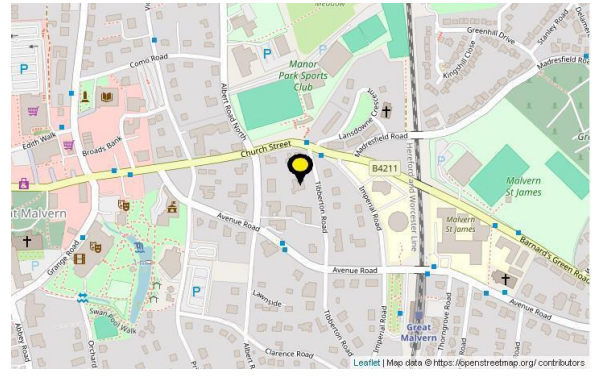
The vendor has advised us that they have the right to connect an electric car charging point, that feeds directly from their electricity supply.





## 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 7 is located on the top floor. 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 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 on a 999 year term from 1984. The leaseholders at Tibberton Grange also enjoy a share of the freehold. Service charge is £80 per month. The ground rent is £100 per annum.

## 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

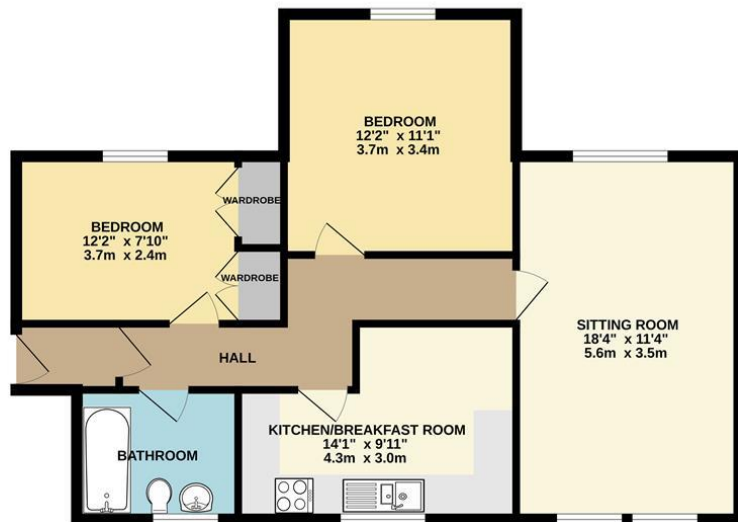
COUNCIL TAX BAND 'B'

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 C (69).

GROUND FLOOR



Whilst 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 mis-statement. 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. Made with Metropix 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**

