

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A RARELY AVAILABLE GARDEN APARTMENT. SUBSTANTIALLY IMPROVED AND REFURBISHED THROUGHOUT. BEAUTIFULLY PRESENTED AND SITUATED IN A HIGHLY CONVENIENT AND MUCH SOUGHT AFTER LOCATION. WITH GENEROUS, LIGHT AND AIRY ROOMS AND ITS OWN PRIVATE COURTYARD GARDEN. VIEWS OVER THE SEVERN VALLEY. ALLOCATED PARKING. INTERNALLY, 913 SQ. FT. ENERGY RATING " D" NO CHAIN**

## Garden Flat A North Grove - Guide Price £330,000

67 Abbey Road, Great Malvern, WR14 3HL



# Garden Flat A North Grove

## Location

Located in one of Great Malvern's most sought after residential areas and within walking distance of the town centre and its wide range of shops including an in-town Waitrose supermarket, banks, Post Office, restaurants, cafes and bars.

Malvern is famous as an Area of Outstanding Natural Beauty and renowned for its theatre complex with concert hall and cinema. Other recreational amenities include the Splash Leisure Centre, Manor Park Sports Club, the Three Counties Show Ground and The Worcestershire Golf Club all of which are a short drive from the property. Meanwhile across the road, is an Audley luxury retirement village which welcomes casual visitors to enjoy its facilities, including indoor pool and spa plus restaurants and which are greatly appreciated by the current owners.

Transport communications are excellent with a mainline railway station in Great Malvern having direct connections to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is just outside Worcester bringing the Midlands, South West and South Wales into an easy commute. A regular bus service runs from Great Malvern connecting the neighbouring areas.

## Description in Brief

Garden Flat A is a beautiful apartment situated in an historic and handsome period building within a prestigious residential area and which provides a tranquil, secure and impressive home. There is an allocated parking space within the communal grounds and, via a little wrought iron side gate, steps through an attractive, planted walkway descend to the entrance to the property through a wooden arbour with climbing rose.

Internally, the accommodation presents a fresh, light and airy atmosphere and includes period features of high ceilings and sash windows with shutters. Extensive refurbishments undertaken recently include a brand new kitchen with a full range of integrated appliances, complete redecoration throughout the property with new floor coverings and, following rewiring, carries a current electrical certificate. All windows, including secondary glazing, have been reconditioned by Heritage Windows with new cords, weights and locks. Glazed doors, decorative picture rails and coving complete the period look throughout. The property further benefits from gas central heating.

Externally, Garden Flat A enjoys its own private courtyard garden as well as communal gardens beyond.

## In Detail

### Storm Porch

Private access is via a deep storm porch with storage cupboard accessing the meters and leads to a handsome solid oak door with obscure diamond glass inset and matching side panels; leading to....

### Reception Hall 1.96m (6ft 4in) x 5.45m (17ft 7in)

On entering this delightful apartment you will be struck by the wide central hallway, plenty of natural light, a wealth of period features including original doors, picture rails, high ceilings and solid oak flooring. Overhead is a useful store cupboard. Two pretty lights. Radiator enclosed with bespoke traditional cover; door to....

### Sitting Room 6.35m (20ft 6in) x 5.21m (16ft 10in)

A magnificent east facing room affording fine and far reaching views to the Severn Valley through triple aspect, secondary glazed sash windows with original shutters. An additional feature of this room is the working open fire with grate, slate hearth and solid oak mantel over. A pair of double bracket wall lights. Ornate period coving to ceiling and decorative picture rail. Two radiators with bespoke traditional covers and solid oak floor. TV, 'phone and power sockets.





### Kitchen Diner

Accessed from the reception hall and providing a generous open plan space for dining and daily living.

### Dining/Living Room 3.85m (12ft 5in) x 3.25m (10ft 6in)

Comprising space for dining table, sofa, and with TV point, radiator with bespoke cover and dimmable LED lighting.

### Kitchen

Comprising a stylish and modern white gloss fronted drawer and cupboard base units with soft close doors. Matching wall units with discrete lighting. Set into the Zenith marble effect worktop is a one and a half bowl stainless steel sink, instant boiling water tap and grooved drainer beneath traditional sash window. The kitchen includes a range of integrated high end appliances including a Bosch four ring Induction Hob with matching Extractor Hood and a Bosch Oven, slimline Dishwasher, Washer Dryer, Fridge Freezer and wall mounted Worcester boiler in matching housing. Splashbacks in complementary tiling. The entire space is served by separate LED circuits, solid oak flooring and an array of power circuits and USB port. Access to loft spaces.

Finally, at the far end of the reception hall may be found.....

### Master Bedroom 4.62m (14ft 11in) x 2.94m (9ft 6in) max to wardrobe

A tastefully decorated double bedroom with period sash window and original wooden shutters giving onto splendid easterly views across the Severn Valley. There are three built-in wardrobes with further storage over and with hanging and shelving, two within the master bedroom itself and a third linking the master bedroom and bathroom. A pair of single bracket wall lights and traditional bespoke radiator cover. Solid oak flooring. Power sockets.

### Bathroom 2.87m (9ft 3in) x 2.68m (8ft 8in)

A family sized space fitted with low level WC, vanity wash hand basin with mixer tap and cupboard. The previous bath has been replaced by a fully fitted walk-in shower. Refurbishment includes a wall mounted centrifugal extractor fan, new floor covering, attractive tiling throughout. An airing cupboard houses a hot water cylinder with slatted shelving. Access to storage and loft space.

### Outside

The apartment leads to its own private courtyard garden, complete with sensed lights, dual outdoor power socket, water tap, log store, various potted plants and an attached garden store. The well tended communal grounds lie a few steps beyond and are for the exclusive use of residents of North Grove, are well maintained although residents can make their own contributions. The gardens are accessed via a short flight of steps close to the apartment and continue through planted beds and arrive at an expanse of lawn enclosed by further planted beds and with mature specimen trees all providing colour and interest throughout the year. Amazing views across the Severn Valley can be enjoyed from all parts of the garden as well as from the property itself.

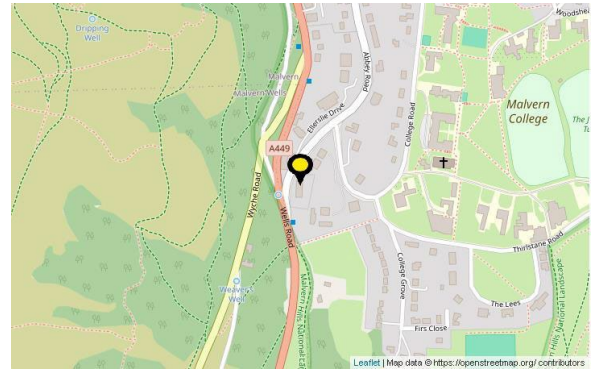
### Agents Note

There is a no dog policy at this property, although cats are welcome. The apartments can be sub-let but AirBnB is not allowed.



## Directions

From the agent's office in Great Malvern proceed down Church Street to the traffic lights. Turn right into Grange Road and follow the road around past the theatre and around a left hand bend. After a short distance bear right into Abbey Road and continue nearly to the end and North Grove will be found on the left.



## Services

We are 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 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 long lease, expiring in 2155. Each leaseholder owns a 1/7th share of the freehold via the management company, North Grove Apartments (Malvern) Residents Association Ltd. The current service charge is £120.00 per calendar month which covers the insurance of the building, maintenance, cleaning of communal areas, gardening, clearance of gutters and sinking fund repairs levied by the management company.

## 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

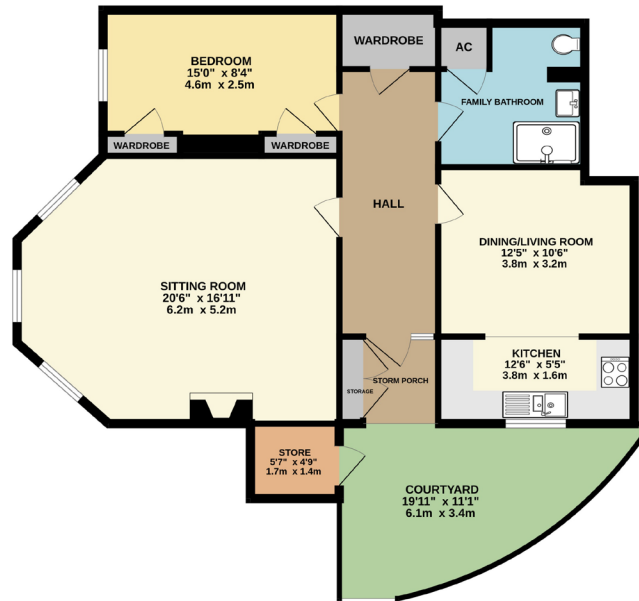
COUNCIL TAX BAND "B"

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 D (62).

GROUND FLOOR  
913 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA: 913 sq.ft. (84.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 hereon are not shown tested and the guarantee is to be taken as given or made in good faith or 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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