

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



POSITIONED WITHIN A PERIOD BUILDING A SPLENDID GROUND FLOOR APARTMENT FOR THE OVER 60'S IN A BEAUTIFUL AND EXCLUSIVE RETIREMENT DEVELOPMENT SITUATED CLOSE TO THE AMENITIES OF GREAT MALVERN. HAVING EASY ACCESS THE APARTMENT HAS A LIGHT AND AIRY LIVING ENVIRONMENT FULL OF CHARACTER AND CHARM YET COUPLED WITH THE AMENITIES OF MODERN DAY LIVING. ENERGY RATING "C" NO CHAIN

Apartment 3, Southlands - Guide Price £248,000

43 Wells Road, Malvern, WR14 4RL



Apartment 3, Southlands

Location & Description

Located in a convenient position approximately five minutes walk from the heart of the cultural and historic spa town of Great Malvern where there is a fine range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex, the Splash leisure pool and gymnasium and Manor Park Sports Club.

Transport communications are excellent. There is a mainline railway station approximately half a mile away. Junction 7 of the M5 motorway at Worcester is about nine miles and Junction 1 of the M50 at Upton upon Severn ten miles.

The property is within walking distance of Peachfield Common and about half a mile from The Wyche Cutting (two or three minutes by car) which is the ideal gateway to the Malvern Hills.

Property Description

3 Southlands is a wonderfully located ground floor apartment allowing for easy level access in from the carpark area of Audley Ellerslie, adjoining the Wells Road and providing simple and easy access into Great Malvern itself. One of the attractions of 3 Southlands is its position within this period Grade II Listed building which is full of character and charm that can be seen throughout the apartment itself. With its large period sash window the property is flooded with natural light providing an attractive living environment within an exclusive complex for the over 60's.

Providing more information on the Audley Ellerslie Development because as an owner of an apartment within this superb complex you will automatically become a member of the Audley Club. This membership entitles you to the use of the facilities including a Restaurant, Bistro Bar, Health and Wellbeing Centre Fitness Suite and Swimming Pool which is popular amongst many of the residents. There are also regular owner only swimming sessions and an owners Library along with numerous events that happen throughout the year.

As previously explained, Apartment 3 has exceptionally easy access from the front parking area where, if there are spaces available, these can be rented on an annual basis.

The communal front door is set under a beautiful wrought iron and glazed storm porch and has a security entry system that is linked to each apartment in the complex offering security and ease of access.

The private front door for Apartment 3 is positioned close to the lifts with additional stairs if desired but the access to Apartment 3 has no additional steps or slopes required to gain access.

The accommodation benefits from gas central heating and beautiful features and comprises in more detail





Reception Hall

This is a welcoming space where the features can already be enjoyed including a high ceiling and cornicing. Two radiators set beneath floor to ceiling sash windows that flood the area with natural light, a common theme throughout this property. Two large storage cupboards, one of which has double doors with chrome door furnishings. Three ceiling light points and intercom entry system and emergency alarm. Wall mounted thermostat control point, door to bathroom and bedroom (described later) and door opening to

Living Space 6.69m (21ft 7in) max into bay x 4.11m (13ft 3in)

This is an open plan area with beautiful sash bay window to front and further glazed sash window to side. Period characteristics continue including deep Victorian style skirtings. Immediately on entering the room you walk into the living space which is a wonderful area and is open to the kitchen that is fitted with a range of soft close, gloss fronted drawer and cupboard base units with worktop and matching splashbacks over, inset into which is a one and a half bowl stainless steel sink with mixer tap. Matching wall units and range of integrated appliances including a Neff four ring **INDUCTION HOB** with stainless steel extractor over, eye level Neff **DOUBLE OVEN**, slimline **DISHWASHER**, **FRIDGE FREEZER** and Bosch **WASHER DRYER**. Wall mounted modern Worcester boiler housed in a matching storage cupboard. Inset ceiling spotlights over the kitchen area whilst to the living space are two ceiling light points.

Bedroom 1 4.88m (15ft 9in) x 3.59m (11ft 7in) max

A lovely dual aspect double bedroom enjoying a wide glazed sash bay window to front and further glazed sash window to side. Ceiling light point, radiator, built in double wardrobe with hanging and shelf space. Radiator and door to

En-suite

Fitted with a close coupled WC and wall mounted wash hand basin with recess over, set into which is glass cabinet with light over. Walk-in shower enclosure with sliding door and thermostatically controlled shower over. Tiled walls and floor, chrome wall mounted heated towel rail, inset ceiling spotlights and ceiling mounted extractor fan.

Cloakroom

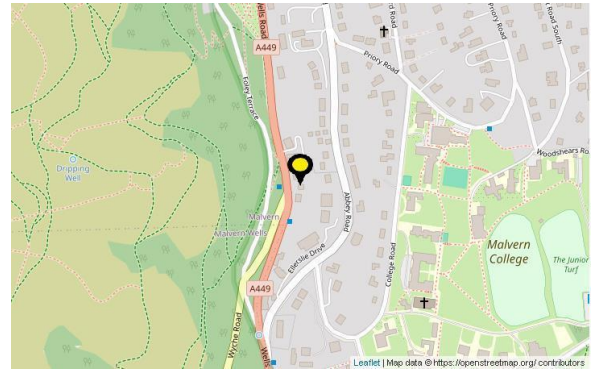
Accessed from the hall and fitted with a close coupled WC, vanity wash hand basin with alcove over with mirrored cabinet and light. Chrome heated towel rail, inset ceiling spotlights, ceiling mounted extractor fan. Tiled walls and floor.

Outside

The property enjoys the use of the communal grounds that are immaculately kept with planted beds interspersed with lawns. Throughout the development sloped and stepped pathways lead to the various levels with strategically placed lifts. Residents parking is available at an extra cost but there are visitor spaces.

Directions

From the John Goodwin Malvern office proceed along the A449 Wells Road towards Ledbury. Continue and just before the right turn to Colwall (B4218) the property will be found on the left hand side.



Services

We have been advised that 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 250 year lease from 2020. The ground rent is £TBC pa and the annual service charge is £TBC. There is an additional annual charge for resident sparking if required.

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

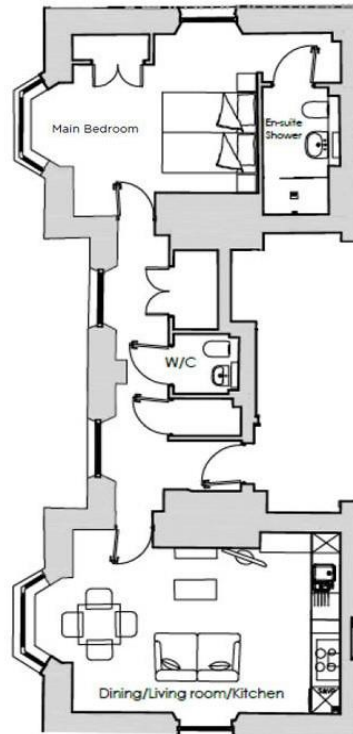
Council Tax

COUNCIL TAX BAND "E"

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 (73).



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