

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A TWO BEDROOMED, GROUND FLOOR SPACIOUS APARTMENT IN A FANTASTIC LOCATION CLOSE TO THE AMENITIES OF GREAT MALVERN. IN A MODERN DEVELOPMENT OF FOUR APARTMENTS BENEFITTING FROM COMMUNAL GARDENS, TANDEM GARAGE AND OFF ROAD PARKING. ENERGY RATING 'E'. NO ONWARD CHAIN**

## Flat 1 - Guide Price £220,000

48 Priory Road, Malvern, WR14 3DB



# Flat 1, 48 Priory Road

## Location & Description

Located in arguably Great Malvern's prime residential area, less than quarter of a mile from the centre of town and therefore within walking distance of a full range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Transport communications are excellent. There is a mainline railway station only a few minutes walk away with links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 and Junction 1 of the M50 motorways at Worcester and Upton are both within easy commuting distance.

Educational needs are second to none in both the state and private systems and at primary and secondary levels. The elegant grounds of Malvern College are virtually on the doorstep. Malvern St James Girls School is only a few minutes away on foot and The Chase secondary is less than half a mile away.

## Property Description

An ideal opportunity to purchase a two bedroomed ground floor apartment that requires some refurbishment in a detached building of just four apartments. Electric central heating, double glazing, garage and off road parking.

The accommodation in more detail comprises:

### Reception Hall

Carpet, airing and storage cupboards, shelving in alcove, ceiling light fitting and electric radiators.

### Kitchen 3.13m (10ft 1in) x 2.27m (7ft 4in) max

Vinyl flooring, double glazed window to side, ceiling light fitting, electric radiator, range of base and eye level units with wood effect worktop over, stainless steel sink and drainer with mixer tap. Built in **OVEN, HOB**, extractor over, **FRIDGE, WASHING MACHINE**.

### Sitting/Dining Room 5.89m (19ft) x 3.69m (11ft 11in)

A sociable family space with carpet, double glazed window to rear, electric radiator, electric fire feature, two pendant light fittings.

### Bedroom 1 3.69m (11ft 11in) x 2.89m (9ft 4in)

Carpet, double glazed window to front, electric radiator and pendant light fitting.

### Bedroom 2 3.35m (10ft 10in) x 3.04m (9ft 10in)

Carpet, electric radiator, double glazed window to rear and pendant light fitting. Please note this room has suffered water damage from the upstairs apartment.

### Bathroom

Tiled floor, obscure double glazed window to front. Panelled bath with mixer tap, low level WC, pedestal wash hand basin.





Separate tiled shower cubicle with electric shower connected. Partially tiled walls, ceiling light fitting and heated towel rail.

#### **Outside**

The new owners will have use of the beautiful communal garden that benefits from a range of mature shrubs and flowers that provide colour all year round.

There is a low maintenance element to the garden with peaceful, separate seating area.

#### **Undercroft Garage 9.61m (31ft) x 3.49m (11ft 3in)**

This is a large tandem garage with up and over door. Power and lighting.

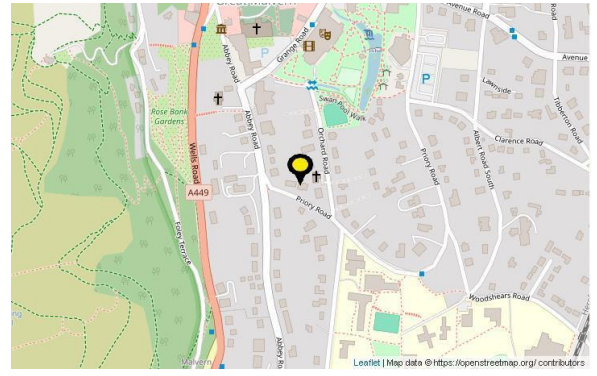
#### **Agents Note**

The vendor has made us aware that a leak from the upstairs apartment has caused water damage to bedroom two. We have been advised that this leak has been fixed. There have been no internal repairs to the flat.



## Directions

From the agents office in Great Malvern proceed down Church Street. Turn right at the traffic lights into Grange Road and follow the road round into Abbey Road and the fork left into Priory Road. Number 48 will be found on the left after a short distance as indicated by the agents For Sale board.



## Services

We have been advised that mains 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 999 year lease from 1975. There is no ground rent and the annual service charge is currently £700 pa.

## 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

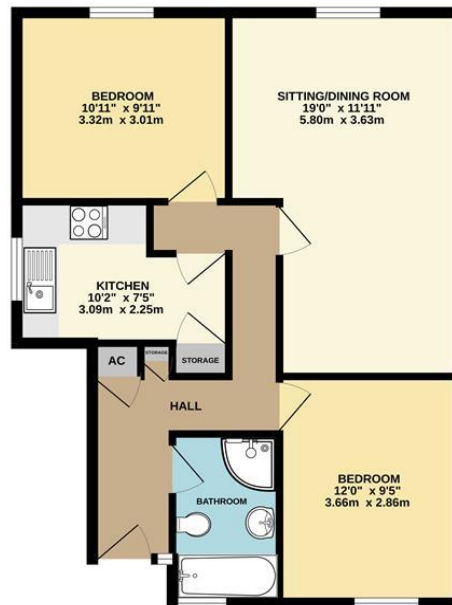
COUNCIL TAX BAND 'B'

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 E (51).

GROUND FLOOR  
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA - 641 sq.ft. (59.5 sq.m.) approx.  
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.  
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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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