

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN ATTRACTIVE AND SPACIOUS GROUND FLOOR GARDEN APARTMENT ENJOYING AN IDEAL SETTING IN ONE OF MALVERN'S MOST SOUGHT AFTER RESIDENTIAL AREAS WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND GREAT MALVERN RAILWAY STATION. ENTRANCE HALL, LIVING/DINING ROOM, KITCHEN, THREE BEDROOMS (ONE EN-SUITE), BATHROOM, GAS FIRED CENTRAL HEATING. ALLOCATED OFF ROAD PARKING. ENERGY RATING "C"

Birchwood - Guide Price £270,000

Flat 1, Birchwood, Imperial Road, Malvern, WR14 3AW



Flat 1, Birchwood

Location & Description

Located in a delightful residential area within walking distance of Great Malvern railway station and within easy reach of the town centre. The town offers a wide range of amenities including shops, banks, building societies, Post Office, restaurants and a Waitrose supermarket. Malvern, situated in the Malvern Hills National Landscape, is famous for its range of hills with great walking and bike trails. It is also renowned for its theatre complex with concert hall and cinema and for many recreational facilities, including the Splash leisure centre and Manor Park Sports Club.

Transport communications are excellent with mainline railway station connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is approximately seven miles distant bringing The Midlands and most parts of the country within an easy commute.

Educational facilities are well catered for at both primary and second levels in the state and private sector including The Chase High School, Malvern College and Malvern St James Girls School.

Property Description

Flat 1, Birchwood is a beautifully light and well proportioned ground floor garden apartment in a building of just eight apartments constructed in the 1980's. Set in mature grounds that provide a peaceful environment, the flat provides spacious and versatile accommodation throughout and direct access onto a patio and the communal gardens.

The private front door to Apartment 1 is at ground floor level and opens to the well presented accommodation that benefits from double glazing and central heating. The accommodation in more details comprises:

Entrance Hall

Pendant light fitting, airing cupboard and radiator. Door to

Bedroom 1 4.00m (12ft 11in) x 3.82m (12ft 4in)

Carpet, two double glazed windows to front, pendant light fitting, radiator and door to

En-Suite

Vinyl flooring, 'ease of access' shower bath, electric shower, close coupled WC, pedestal wash hand basin, partially tiled walls, obscured double glazed window to front, ceiling light fitting, chrome heated towel radiator.





Bedroom 2 3.41m (11ft) x 2.04m (6ft 7in)

Carpet, double glazed window to rear overlooking the communal gardens, radiator and pendant light fitting.

Sitting/Dining Room 6.95m (22ft 5in) x 4.26m (13ft 9in)

A spacious room providing a sociable environment, carpet, dual aspect double glazed windows to rear and side. Double glazed French doors giving access to a patio and the communal garden. Two radiators, two pendant light fittings, door to bedroom three/study and a sliding door to



Kitchen 2.79m (9ft) x 2.04m (6ft 7in)

Vinyl flooring, double glazed window overlooking the communal garden. Range of base and eye level units with worktop over, built in eye level DOUBLE OVEN, electric HOB with extractor fan over. Stainless steel sink and drainer with mixer tap, space for fridge freezer and washing machine. Part tiled walls.

Bedroom 3/Study 2.51m (8ft 1in) x 2.25m (7ft 3in)

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

Bathroom

Tiled floor, wall mounted hand basin, low level WC, chrome heated radiator, tiled shower cubicle with Mira electric shower over, ceiling light fitting, partially tiled walls and extractor fan.

Outside

The property benefits from allocated off road parking. The apartment has direct access to a patio and the lovely communal gardens which are beautifully maintained and benefit from a range of mature shrubs and trees that provide colour all year round. There are views to the Malvern Hills. External water tap.

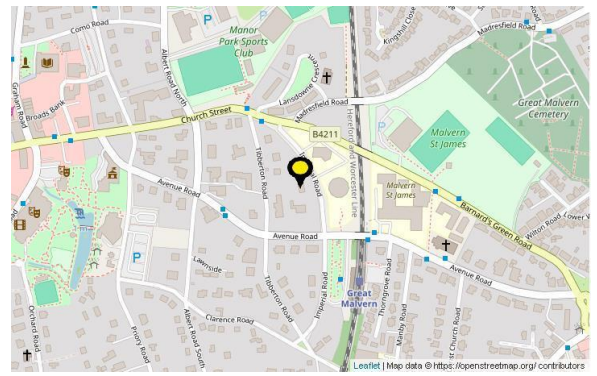
Agents Note

There is a pending planning application permission for a detached dwelling house behind the apartment block. More information can be found on the Malvern Hills District Council website under the application number M/24/01164/FUL.



Directions

From the agents office in Great Malvern proceed down Church Street to the traffic lights. Continue straight on and then take the fourth turning right into Imperial Road. Birchwood will then be found after a short distance on the right and as indicated by the agents For Sale board.



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. There is 990 years remaining on the lease which expires 31st December 2014. The monthly service charge is £175.00.

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

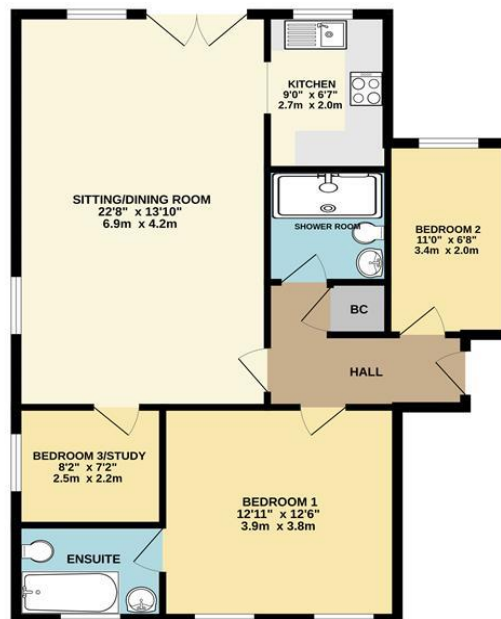
COUNCIL TAX BAND "C"

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 (75).

GROUND FLOOR
813 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of rooms, windows, doors 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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