

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A SIGNIFICANT GROUND FLOOR APARTMENT OFFERING GENEROUS ACCOMMODATION WHICH IS IN NEED OF FULL REFURBISHMENT AND RENOVATION CURRENTLY COMPRISING AN ENTRANCE LOBBY, HALL, DINING ROOM, DRAWING ROOM, KITCHEN, TWO BEDROOMS, TWO BATHROOMS, BASEMENT CELLARS, GAS CENTRAL HEATING, GARAGE AND ELEGANT COMMUNAL GROUNDS ENERGY RATING "E" NO CHAIN

Pickersleigh Road - Guide Price £385,000

23 Pickersleigh Road, Malvern, WR14 2RP

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Flat 1 Link End House

Location & Description

Link End House enjoys a convenient location within walking distance of the well served neighbourhood of Malvern Link where there is a comprehensive range of amenities including shops, Lidl and Co-op supermarkets and two service stations. Also nearby is Malvern's main retail park where there are a number of familiar High Street names including Marks & Spencer, Boots and others. The larger town of Great Malvern is about half a mile away. Here is an even wider selection of amenities including Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Transport communications are excellent. Malvern Link railway station is only about ten minutes walk away and Junction 7 of the M5 motorway south of Worcester is within easy commuting distance.

Property Description

Link End House stands in large and elegant, beautifully landscaped south and west facing grounds with views towards the Malvern Hills. On the opposite side of the road is Malvern Link common which is a popular spot for dog walkers.

Apartment 1 is a generously proportioned ground floor flat, one of an exclusive number of apartments in a striking Malvern Stone Victorian building. The flat itself is in need of full renovation and refurbishment and will require significant investment. It is offered with gas fired central heating. The accommodation itself includes an entrance lobby, reception hall, dining room, a lovely drawing room with an elegant bay window and fireplace, kitchen and two bedrooms, one of which has its own en-suite bathroom. There is also a separate family bathroom. Steps lead from the hall down to a basement level where there are two useful cellars.

Outside there is plenty of parking for residents and visitors and Apartment 1 also has its own garage in a nearby block.

Entrance Lobby

Built in wardrobe with shelving. Radiator and part glazed inner door leading to

Hall

Radiator, built-in cupboard with shelving, door to cellars (described later). Arch to inner hall (described later). Part glazed door to

Dining Room 4.70m (15ft 2in) x 3.46m (11ft 2in)

Radiator, large west facing sash window with view towards the Malvern Hills. Pair of glazed doors leading to

Drawing Room 5.04m (16ft 3in) x 5.47m (17ft 8in) min excluding bay window

A very impressive room with an original Victorian fireplace having marble surround and mantel and tiled hearth supporting gas coal effect fire. Two radiators, west facing sash window with view towards hills and lovely large elegant south facing sash bay window overlooking the main grounds.





Inner Hall

Fitted bookshelving, built-in airing cupboard, with slatted shelving, hot water tank and immersion heater. Radiator. Door leading outside, inspection hatch to ceiling

Kitchen 3.66m (11ft 10in) x 3.35m (10ft 10in)

Floor and eye level cupboards with tiled surrounds and integrated one and a half bowl sink unit, integrated **OVEN** and **GRILL** with electric four ring **HOB** and integrated **WASHING MACHINE, TUMBLE DRIER** and **DISHWASHER**. Fitted towel rail, gas fired boiler serving central heating, two south facing sash windows.

Bathroom 2.35m (7ft 7in) x 1.70m (5ft 6in)

Panelled bath with tiled surround and shower over. Close coupled WC, wash basin with cupboards below and mirrored cabinet above. Shaver point, wall mounted heater. It should be noted that all fittings in this room will remain.



Bedroom 1 3.41m (11ft) x 3.51m (11ft 4in) min

Range of fitted bedroom furniture including wardrobe, two bedside cabinets, dressing table with five drawers and cupboard. Radiator, window and door to

En-suite Bathroom 2.87m (9ft 3in) x 1.55m (5ft)

Panelled bath, close coupled WC, wash basin with cupboard below, shelf and mirror above. Fluorescent shaving light, window, two towel rails, two mirrored cabinets, wall mounted heater and inspection hatch to ceiling. All fittings in this room will remain.

Bedroom 2 4.39m (14ft 2in) x 3.04m (9ft 10in)

Radiator, south facing window and inspection hatch to ceiling.



Basement Level

As mentioned earlier steps from the hall lead down to two useful cellars each measuring 10'7 x 10'7 with lighting.

Note

It should be noted that the apartment does require full renovation and refurbishment which will also need to include employing the services of a specialist dampproofing company. All carpets, curtains and blinds will remain.

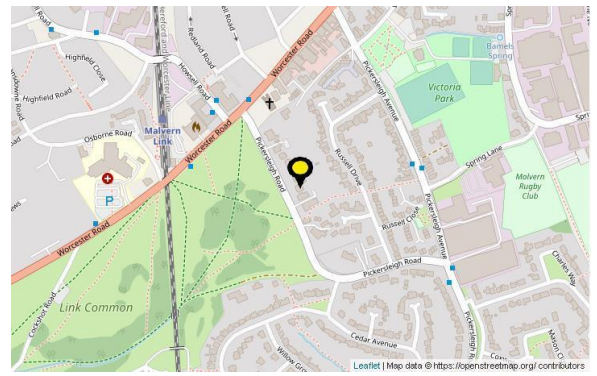
Outside

The residents of Link End House enjoy full shared access to the elegant lawned gardens and grounds. These provide a wonderful setting with a variety of well established and well stocked shrub borders, trees and seating areas. There is additional parking for visitors and residents alike and a block of garages, one of which belongs to Flat 1.



Directions

From the agents office in Great Malvern proceed north along Worcester Road in the direction of Malvern Link. After about half a mile at the first set of traffic lights at Link Top carry straight on bearing right downhill with the common on your right hand side. Continue for some distance towards Malvern Link, past the fire and railway stations. Immediately after this turn right into Pickersleigh Road following the common which is on your right hand side. Just before the road begins to bear sharply to the left the entrance to Link End House is on your left.



Services

We have been 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 199 year lease from 1982. The ground rent is £250.00 pa and there is a monthly service charge of £120.00 which covers the regular repair and maintenance of the communal areas and grounds.

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 E (46).



For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total Area measurements do not include garages or any outbuildings (unless specified). - Copyright - Ecart Ltd
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1 Link End House, 23 Pickersleigh Road, Malvern

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