

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AN IMPRESSIVE SECOND FLOOR APARTMENT SITUATED IN ONE OF GREAT MALVERN'S MOST ELEGANT BUILDINGS IN ARGUABLY THE TOWN'S PREMIER RESIDENTIAL AREAS WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND GREAT MALVERN RAILWAY STATION. OFFERING SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT. ALLOCATED VISITORS PARKING AND LOVELY, MATURE, LANDSCAPED COMMUNAL GROUNDS. ENERGY RATING "D"

Flat 8, Lawnside - Guide Price £525,000

Albert Road South, Malvern, WR14 3AH

3 2 2



Flat 8, Lawnside

Location & Description

Located close to the centre of Great Malvern and close to a comprehensive range of amenities including shops and banks, Waitrose supermarket and the renowned theatre and cinema complex, the Splash leisure pool and gymnasium and Manor Park Sports and Tennis Centre.

Transport communications are excellent with Great Malvern railway station only a short walk away with direct links to London, Birmingham, Hereford and South Wales. Junction 7 of the M5 motorway is about eight miles distant and Junction 1 of the M50 at Upton is about ten miles away.

Within the immediate area are some of the finest schools in the region including Malvern College and Malvern St James Girls School along with The Chase Secondary School, all of which are within walking distance.

Property Description

Lawnside is one of Great Malvern's most elegant and distinctive buildings situated in a conservation area and was originally built as the private residence of Edward Chance. The house was run as an independent girls school from 1884 to 1994 when the house was converted to apartments.

Famous visitors include Lord Tennyson, Sir Bernard Shaw and Sir Edward Elgar. In the present day Lawnside retains much of its period charm and Apartment 8 offers spacious and versatile accommodation over the top floor with a number of noteworthy features including generously proportioned rooms with high ceilings, large original sash windows, some of which enjoy a lovely outlook across the beautifully manicured communal grounds and towards the Malvern Hills in the west. Allocated and visitor parking is available.

The apartments are approached through a striking communal hall which has recently been redecorated and carpeted. There is a stairwell and lift serving all floors.

Apartment 8

Vestibule 2.87m (9ft 3in) x 2.30m (7ft 5in)

The main feature of which is a high lightwell in the roof which provides excellent natural lighting. Kardean flooring, built in store cupboards, radiator, wall light and door to inner hall. Continued Karndean flooring, two ceiling light fittings, two radiators, Bosch thermostat and intercom system. Doors to all bedrooms and bathroom and to

Sitting Room 5.86m (18ft 11in) x 4.70m (15ft 2in)

A beautiful open space with plenty of natural light and a view over the immaculate communal gardens. Carpet, electric fire with feature surround, large bay sash window, three wall lights, pendant light fitting, two radiators and door to





Kitchen Diner 5.50m (17ft 9in) x 4.62m (14ft 11in)

A inviting area, ideal for socialising. Amtico flooring, two sash windows to side (one of which gives access to a small decked area, to enjoy the lovely outlook). Range of base and eye level units with Quartz worktop, built in **MICROWAVE** and **OVEN**, **INDUCTION HOB**, **PANTRY**, **DISHWASHER**, **extractor fan**. One and a half bowl stainless steel sink with drainer. Built in **FRIDGE FREEZER**, pelmet lighting, separate breakfast bar seating area with cupboards below and Quartz worktop over. Partially tiled walls, spotlight, two pendant light fittings and radiator.

Bedroom 1 5.45m (17ft 7in) x 4.13m (13ft 4in) max

Carpet, two radiators, pendant light fitting, two wall lights, dual aspect sash windows, built in wardrobes and door to

En-suite

Tile effect floor, vanity wash hand basin with close coupled WC and cupboard surround, partially tiled walls, tiled shower cubicle with mains shower connected. Chrome heated towel rail/radiator and extractor fan and ceiling light fitting.

Bedroom 2 5.19m (16ft 9in) x 4.52m (14ft 7in) max

Carpet, sash window, Juliet balcony. Pendant light fitting, built in wardrobe with mirrored doors, two pendant light fittings and radiator.

Bedroom 3 2.94m (9ft 6in) x 2.32m (7ft 6in)

Carpet, sash window overlooking the communal gardens, pendant light fitting and radiator.

Bathroom

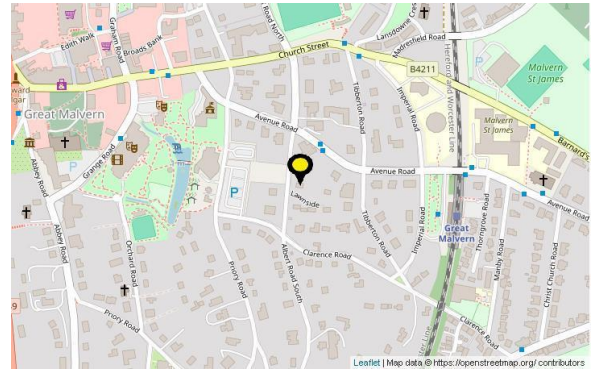
Tiled effect floor, vanity wash hand basin with cupboard surround and built in **WASHER DRYER**, mirror with lighting, partially tiled walls, extractor fan, close coupled WC, ceiling light fitting, P shaped bath with shower connected. Chrome heated towel rail/radiator.

Outside

Lawnside is also well known for its delightful setting in large mature grounds that are for the benefit of all residents. These are south and west facing and contain a number of beautifully landscaped borders and some particularly striking trees. It is a lovely environment which all the residents enjoy. Apartment 8 also has its own allocated parking space along with visitors parking.

Directions

From the agents office in Great Malvern proceed down Church Street to the traffic lights. Continue over the lights and continue downhill taking the first turn right into Avenue Road. Continue for a short distance and take the second right into Albert Road South. The entrance to Lawnside is almost immediately on the left.



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 and has a ninth share of the freehold. The property is held on a 999 year lease from January 1999. and the monthly service charge is £250 and will be reviewed in April 2025.

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 "F"

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 (63).

GROUND FLOOR
1357 sq.ft. (126.1 sq.m.) approx.



TOTAL FLOOR AREA: 1357 sq.ft. (126.1 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 misstatement. 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.
Made with Metreplan 12.024

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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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