

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A HIGHLY INDIVIDUAL GRADE II LISTED ATTACHED TWO BEDROOMED MAISONETTE OVER TWO FLOORS LOCATED WITHIN WALKING DISTANCE OF THE CENTRE OF GREAT MALVERN IMMEDIATE ACCESS TO NORTH HILL, LOVELY VIEW OVER THE CLOCK TOWER. SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT, RETAINING MUCH OF ITS PERIOD CHARM. GAS FIRED CENTRAL HEATING, SECONDARY DOUBLE GLAZING ENERGY RATING "C"

1, Milestone House – Guide Price £315,000

Milestone House, North Malvern Road, Malvern, WR14 4LX

2 1 2



1, Milestone House

Location & Description

Enjoying a convenient position approximately half a mile from the centre of Great Malvern where there is a fine range of amenities including shops, banks, Waitrose supermarket and the renowned theatre and cinema complex along with the Splash leisure pool and gymnasium.

Transport facilities are very well catered with Junction 7 of the M5 motorway at Worcester about eight miles distant and mainline railway stations at both Great Malvern and Malvern Link. The property is also well placed for access to nearby Malvern Link common and is literally on the doorstep of the Malvern Hills themselves, making this the perfect spot for those who enjoy the outdoor life.

Educational facilities are second to none at both primary and secondary levels in the state and private sectors including Malvern College and Malvern St James Girls School, both of which are nearby.

Property Description

Milestone House is part of an original conversion completed in 2008 from the former Charles Morris School which dates back to 1836. The building is Grade II Listed and has been converted into five individual and interesting homes and Apartment 1 forms one wing of the complex. Laid out on two floors with its own entrance, and small external path skirts the edge of the property where the current owners house potted plants. It retains many of its original features, notably windows and natural stone construction which combine to give Milestone House a very distinctive appearance.

The property is set back below the road and is accessed through wrought iron gate that leads you to the private entrance of Apartment 1 and has a fantastic view of the Clock Tower.

Entrance Hall

Accessed via large timber double entrance doors, tiled floor, doors to all rooms, two pendant light fittings, two glazed windows with secondary glazing, radiator and doors to all rooms.

Kitchen Diner 4.47m (14ft 5in) x 4.06m (13ft 1in)

Partially tiled wall, tiled floor, feature glazed window to front and double glazed windows to side with a lovely outlook towards North Hill. Radiator, three ceiling light fittings, access to loft space. Tiled floor, range of base and eye level units with worktop over and pelmet lighting, built in eye level **OVEN** and **GRILL**, gas **HOB**, extractor fan, built in **DISHWASHER** and **WASHER DRYER**. One and a half bowl stainless steel sink with drainer, taps and waste disposal unit. Space for fridge freezer. Cupboard housing the central heating boiler.

Sitting/Dining Room 8.99m (29ft) x 8.06m (26ft)

A sociable family area, wooden floor, two radiators, two pendant light fittings, three glazed windows with secondary glazing to the side and rear with views over the Severn Valley. Storage cupboard and wall lights.





Cloakroom

Tiled floor, radiator, glazed window to side, pendant light fitting, wall mounted wash hand basin and low level WC.

First Floor

Landing

Carpet, access to loft space, radiator, pendant light fitting. Doors to

Bedroom 1 6.51m (21ft) x 2.87m (9ft 3in) max

Carpet, two pendant light fittings, radiator, window with secondary glazing to side and rear with fabulous views over the Severn Valley. Frosted glass flooring and door to

En-suite

Tiled floor, pedestal wash hand basin, low level WC, tiled shower cubicle with mains shower connected. Spotlights, shaver point, chrome heated towel radiator.

Bedroom 2 4.16m (13ft 5in) max x 3.20m (10ft 4in) max

Carpet, large secondary glazed window to side, pendant light fitting, radiator, partial glass glazed flooring.

Wetroom

Vinyl flooring, pedestal wash hand basin, close coupled WC, chrome heated towel radiator, panelled walls, spotlights, shower with mains tap. Shaving point.

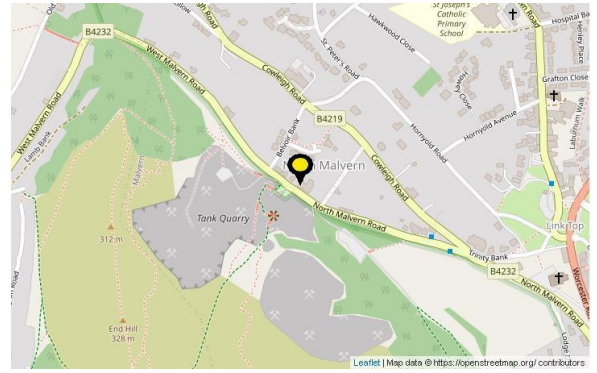
Outside

The property enjoys a pathway which skirts the side and the rear, an area where the current vendors keep their potted plants. The neighbours have a right of access over this path.



Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After about quarter of a mile take the first for to the left into North Malvern Road (signed West Malvern). Continue uphill for approximately 800 yards where Milestone House will be found on the right, opposite the Clock Tower.



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 share of Freehold. The property is held on a 999 year lease from 2007 and the annual service charge is £131 per month.

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 (77).



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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.
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