

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A GROUND FLOOR, TWO BEDROOMED APARTMENT THAT HAS BEEN RECENTLY REFURBISHED TO A HIGH STANDARD BENEFITTING FROM MUCH OF ITS ORIGINAL PERIOD CHARM. OFFERING SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT IN A HIGHLY DESIRABLE AND CONVENIENT POSITION OVERLOOKING MALVERN LINK COMMON AND WITHIN CLOSE PROXIMITY OF THE AMENITIES OF MALVERN LINK AND GREAT MALVERN. OFF ROAD PARKING FOR TWO VEHICLES, COMMUNAL GROUNDS AND A PRIVATE GARDEN. ENERGY RATING C

Flat 6, Inchbrook House – Offers In Excess Of £225,000

171-173 Worcester Road, Malvern, WR14 1EX

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Flat 6, Inchbrook House

Location & Description

Located on the A449 Worcester Road and within walking distance of Great Malvern and Malvern Link both of which offer a comprehensive range of amenities including shops, banks, Waitrose, Co-op and Lidl supermarkets. The renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Malvern Link common which is directly opposite the property offers a great opportunity to enjoy the outdoors.

Malvern's main retail park is nearby offering many High Street names such as Marks & Spencer and Boots.

Malvern Link station is within walking distance that provides access to Worcester, The Midlands, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is approximately seven miles distant.

Educational facilities are well catered for with a range of highly regarded primary and secondary schools in both the state and private sectors including Malvern St James Girls School and Malvern College.

Property Description

6 Inchbrook House is a spacious ground floor apartment that has been beautifully refurbished by the current owner to create flexible accommodation throughout. Whilst it has been refurbished to a high standard it does still retain many of its original period features making for a perfect mix of "old and new". Kitchen diner, living room, two double bedrooms, bathroom and private garden with access to the communal grounds and two off road parking spaces.

Inchbrook House is set back from the road and a communal entrance provides access to the private door to Apartment 6 which opens to

Entrance Hall

Electric radiator, two ceiling light fittings, storage cupboard, double glazed window to rear. Door to

Kitchen Diner 4.31m (13ft 11in) x 3.75m (12ft 1in)

Newly fitted kitchen, range of base and eye level units with worktop over, double FRIDGE FREEZER, sink and drainer with mixer tap, built in DISHWASHER, built in OVEN and electric HOB, extractor fan over. Pendant light fitting, laminate flooring, double glazed sash window to rear. Electric radiator. Large double doors opening to





Living Room 4.93m (15ft 11in) x 4.28m (13ft 10in)

Versatile accommodation to suit individual needs by creating an open plan kitchen dining and living space if required. Carpet, tiled fireplace, large double glazed sash window to rear, pendant light fitting and electric radiator.

Bedroom 1 6.48m (20ft 11in) x 5.94m (19ft 2in) max

Carpet, two electric radiators, feature tiled fireplace, pendant light fitting, TV point, double glazed sash window to side and double glazed French doors opening the the private garden space.

Bedroom 2 4.59m (14ft 10in) x 2.92m (9ft 5in)

Carpet, dual aspect double glazed windows to front and side, electric radiator and pendant light fitting.

Bathroom

Laminate flooring, ceiling light fitting, extractor fan, vanity wash hand basin and close coupled WC with cupboard surround. Panelled bath with electric shower connected, panelled walls, obscure double glazed window to side.

Outside

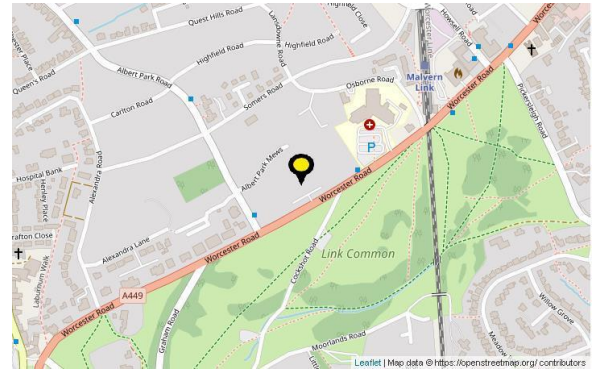
The apartment benefits from a private garden space which is accessed via the double doors from bedroom one or from the front of the property. It has a lovely aspect and views over Malvern Link common. Apartment 6 has two allocated parking spaces.

Agents Note

We have been advised Japanese Knotweed was previously detected within the grounds on the opposite side of the building to Apartment 6. This has now been removed and treated with a ten year guarantee.

Directions

From the agents office in Great Malvern proceed along the A449 towards Worcester. At link Top go straight over the traffic lights and continue down the hill passing through the next set of lights and after approximately 50 yards, Inchbrook House will be found on the left hand side opposite Malvern Link Common.



Services

We have been advised that mains electricity 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 and the vendors have a 6th share of the freehold. The lease expires in 2194. The service charge is £150.00 per calendar month which includes building insurance.

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 C (71).

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 MapInfo 12.0.0

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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