

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SPACIOUS SECOND FLOOR APARTMENT LOCATED IN A POPULAR RESIDENTIAL AREA WITHIN EASY REACH OF BARNARDS GREEN WITH LOVELY VIEWS TO THE MALVERN HILLS. VERSATILE ACCOMMODATION AND WITH THE BENEFIT OF A GARAGE EN-BLOC AND COMMUNAL GARDEN. ENERGY RATING "C"

Cameron Court - Guide Price £146,500

St. Andrews Road, Malvern, WR14 3QQ

2 1 1



31 Cameron Court

Location & Description

The property enjoys a convenient position only about fifteen minutes walk from the busy centre of Barnards Green where there is a comprehensive range of amenities including shops and takeaways, a Co-op supermarket, Post Office and Dentist surgery. The larger town of Great Malvern is less than a mile distant. Here there are further shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Transport communications are excellent. Great Malvern railway station is only half a mile away and Junction 7 of the M5 motorway at Worcester is about eight miles. The property is within walking distance of common land and is on a regular bus route. The flat is particularly well placed for a fine choice of schools in the state and private systems at both primary and secondary levels including The Chase High School, Malvern College and Malvern St James Girls School.

Property Description

31 Cameron Court offers spacious, versatile and well presented accommodation throughout and enjoying a fine view of the Malvern Hills from the front aspect. Gas central heating and double glazing throughout. An ideal opportunity for first time buyers or as a buy to let investment. There is an en-bloc garage and communal gardens and offered for sale with no onward chain.

From the communal entrance stairs lead to all floors and Apartment 31 is located on the second floor.

Entrance Hall

Carpet, two pendant light fittings, radiator, two storage cupboards and telephone intercom system.

Sitting Room 4.26m (13ft 9in) x 4.21m (13ft 7in)

Carpet, two double glazed windows to front with views to the hills, pendant light fitting and radiator.



Kitchen 3.23m (10ft 5in) x 2.09m (6ft 9in)

Tiled floor and partially tiled walls. Double glazed window to side. Range of base and eye level units with worktop over. Stainless steel sink and drainer with mixer tap, space for washing machine and cooker, space for undercounter fridge, radiator and ceiling light fitting.

Bedroom 1 3.54m (11ft 5in) x 2.97m (9ft 7in)

Carpet, double glazed window to front with views to the hills. Pendant light fitting, radiator.

Bedroom 2 3.54m (11ft 5in) x 2.01m (6ft 6in)

Carpet, radiator, double glazed window to front with view of hills. Pendant light fitting.

Bathroom

Tiled walls and floor. Close coupled WC, pedestal wash hand basin, panelled bath with mains powered shower over. Ceiling light fitting, extractor fan and radiator.

Outside

There is a garage en-bloc with up and over door. There are well maintained communal gardens for the enjoyment of all residents.

Directions

From the agents office in Great Malvern proceed down Church Street across the traffic lights continuing on downhill along Barnards Green Road, past Malvern St James School to a major island. At this island take the fourth exit (to the right) into Court Road, following this route for approximately half a mile into St Andrews Road. Cameron Court is seen on the left hand side. The flat is located in the middle block.



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. The property owns a share of the freehold is held on a 999 year lease from 2008. The monthly service charge is £100.

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 formerly 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

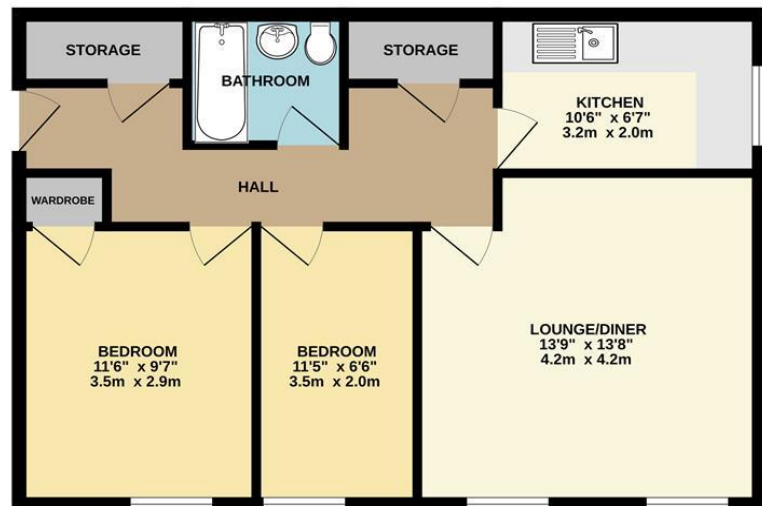
COUNCIL TAX BAND "B"

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 (74).

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.1 sq.m.) approx.

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 Metropix i2024

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.



Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk

