

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SPACIOUS, FIRST FLOOR, TWO BEDROOMED APARTMENT RETAINING MUCH OF ITS ORIGINAL PERIOD CHARM. OFFERING SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT IN A HIGHLY DESIRABLE AND CONVENIENT POSITION OPPOSITE MALVERN LINK COMMON AND CLOSE TO THE AMENITIES OF BOTH MALVERN LINK AND GREAT MALVERN. OFF ROAD PARKING FOR TWO VEHICLES AND COMMUNAL GROUNDS. ENERGY RATING "E" NO CHAIN

Flat 3, Inchbrook House - Guide Price £185,000

171-173 Worcester Road, Malvern, WR14 1EX

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Flat 3, 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

3 Inchbrook House is a spacious first floor apartment which is being offered with no onward chain and provides versatile accommodation throughout whilst retaining many of its original period features. Kitchen, sitting room, two double bedrooms, bathroom. Access to communal grounds and two off road parking spaces.

Set back from the road opposite Malvern Link common. A communal entrance opens and stairs lead to the first floor and an to the private entrance to Flat 3.

Entrance Hall

Laminate flooring. Electric radiator, pendant light fitting. Door to

Sitting Room 4.68m (15ft 1in) x 4.54m (14ft 8in)

Feature fireplace with surround, mantel and tiled hearth. Pendant light fitting, two wall light, electric radiator and laminate flooring, double glazed sash window with views over Malvern Link Common.

Kitchen 3.13m (10ft 1in) x 1.89m (6ft 1in)

Laminate flooring, range of base and eye level units with worktop over, extractor fan, built in OVEN and electric HOB, stainless steel sink and drainer, space for washing machine, built in FRIDGE FREEZER, double glazed window to side.





Bedroom 1 5.01m (16ft 2in) x 4.31m (13ft 11in)

Carpet, feature fireplace, double glazed window rear, electric radiator and pendant light fitting.

Bedroom 2 4.26m (13ft 9in) x 3.87m (12ft 6in)

Double glazed window to rear. Feature fireplace surround, carpet, pendant light fitting and electric radiator.

Bathroom

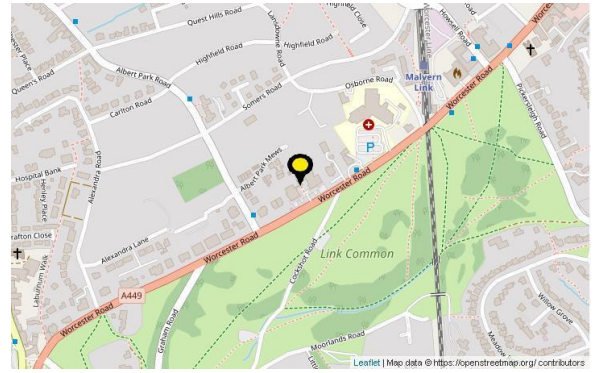
Vinyl flooring, pedestal wash hand basin, close coupled WC, panelled bath with electric shower over. Obscure double glazed window to front, partially tiled walls, extractor fan, ceiling light fitting, chrome heated towel rail. Electric wall light and two store cupboards

Outside

The property has use of the communal grounds that are regularly and well maintained. The flat has two allocated parking spaces.

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 drainage, water and electricity are connected. 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 2204. The service charge is £140.00 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

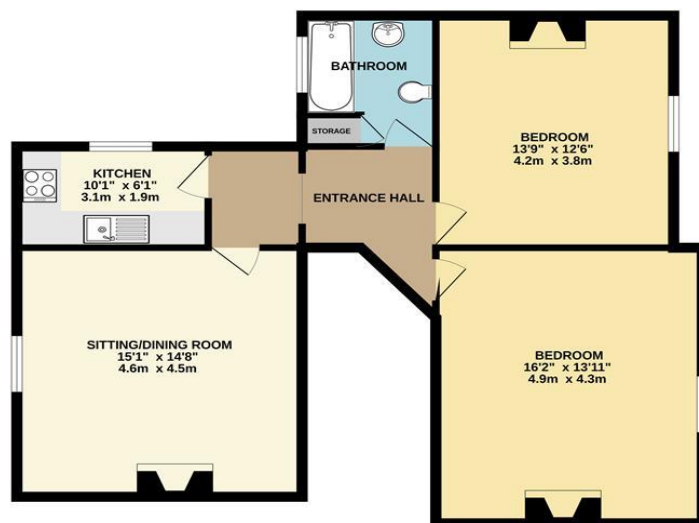
COUNCIL TAX BAND "B"

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 E (48).

GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq ft. (73.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, corridors, cupboards and other details are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by only prospective purchasers. The services, systems and appliances shown here are not to be taken as a guarantee as to their operation or efficiency can be given.
Made with Floorplan Creator

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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