

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN INDIVIDUAL, SPLIT LEVEL APARTMENT THAT HAS BEEN THOUGHTFULLY DESIGNED AND DEVELOPED TO A HIGH STANDARD THROUGHOUT FORMING PART OF A SMALL GATED COMPLEX SITTING IN THE HEART OF GREAT MALVERN CLOSE TO ALL LOCAL AMENITIES. TWO ALLOCATED PARKING SPACES AND IMMACULATE ACCOMMODATION THROUGHOUT. ENERGY RATING "C"

Apartment 6, Brunel House - Guide Price £385,000

Portland Road, Malvern, WR14 2TA



Apartment 6, Brunel House

Location & Description

Enjoying an extremely convenient position less than five minutes walk from the centre of Great Malvern where there is a comprehensive range of amenities including, shops and banks, Waitrose supermarket, the renowned theatre and cinema complex, the splash leisure pool and gymnasium, Manor Park Tennis Club, many restaurants. It stands in a prime residential area only a short walk from Malvern Link common, Priory Gardens and from the network of paths and bridleways that criss-cross the Malvern Hills.

Transport communications are excellent with a mainline railway station in Great Malvern and Malvern Link offering direct links to Worcester, Birmingham, London, Hereford and South Wales. The area is served by an excellent bus network connecting the local areas.

Property Description

Brunel House is a gated development of just fourteen high specification apartments set in the heart of Great Malvern. Apartment 6 is a three bedroomed, split level apartment offering versatile and thoughtfully designed accommodation throughout. It has a lovely open plan sitting, dining and kitchen area. This apartment is the only one with two allocated gated parking spaces. In a prime location, it would be ideal as a second home or for a single person.

Steps lead down from the carpark through planted beds to a small private seating area outside the private wooden front door with glazed side panels and light that opens to

Entrance Hall

Solid wooden floor, wall light, doors to bedroom 1, bathroom and stairs to open plan sitting room and kitchen.

Bedroom 1 4.39m (14ft 2in) x 4.68m (15ft 1in) max into bay

Carpet, double glazed window with large window seat, five wall lights, radiator, featured alcove with lighting. Double glazed window.

Bathroom

Tiled floor and partially tiled walls, large wall mirror with spotlights, vanity wash hand basin with cupboards below. Close coupled WC, tiled bath with mains shower connected, two wall lights. Alcove with spotlight, extractor fan, chrome heated towel radiator.





Open Plan Kitchen, Sitting and Dining Room 5.92m (19ft 1in) x 5.68m (18ft 4in)

This is one of the main selling points of the property. High vaulted ceilings and bespoke Neville Johnson bookcase and cabinets that spans the length of the wall. Range of base and eye level kitchen units with worktop over and pelmet lighting above and below the base units and underlighting below eye level cupboards. Stainless steel sink and drainer with an instant boiling water tap, built in **AEG DISHWASHER**, **NEFF** appliances with Slide & Hide oven, warming drawer, combi oven with built in microwave, partially tiled walls, built in **FRIDGE FREEZER** and **INDUCTION HOB** with extractor fan over. Two USB sockets and solid wooden floor.

Sitting Room Area

Two double glazed windows to side, three pendant light fittings, two radiators. Intercom telephone system and wall lights.

Lower Ground Floor

Hall

Wooden floor, spotlights, doors to

Utility

Wooden flooring, space and connections for washing machine, central heating boiler, heated towel rail. Spotlights, extractor fan and door to large understairs storage cupboard.

Bedroom 2 3.72m (12ft) x 3.18m (10ft 3in) max

Solid wooden floor, double glazed window to side, spotlights, built in wardrobes, radiator.

Bedroom 3 3.54m (11ft 5in) x 2.66m (8ft 7in) max

Solid wooden floor, radiator, double glazed window to side, spotlights, TV point.

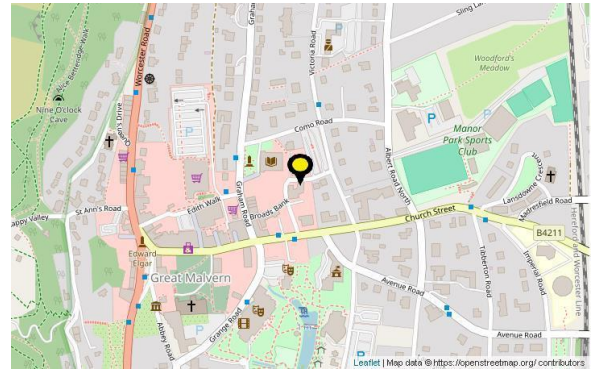
Outside

Private seating area by front door. The apartment has use of the communal gravel area where there is an external water tap and meter points. Communal lawned garden with seating, waste bin and bike store. Apartment 6 has two allocated parking spaces.



Directions

From the agents office proceed south along the A449 towards Ledbury taking the turn downhill into Church Street. At a set of traffic lights continue straight on and then take the first left into Portland Road. After a short distance Brunel House will be found on the right hand side.



Services

We have been advised that mains gas, electricity, water 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. The property is held on a 150 year lease dated from January 2019. The ground rent is £90 every six months, and the service charge is £109 per calendar 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

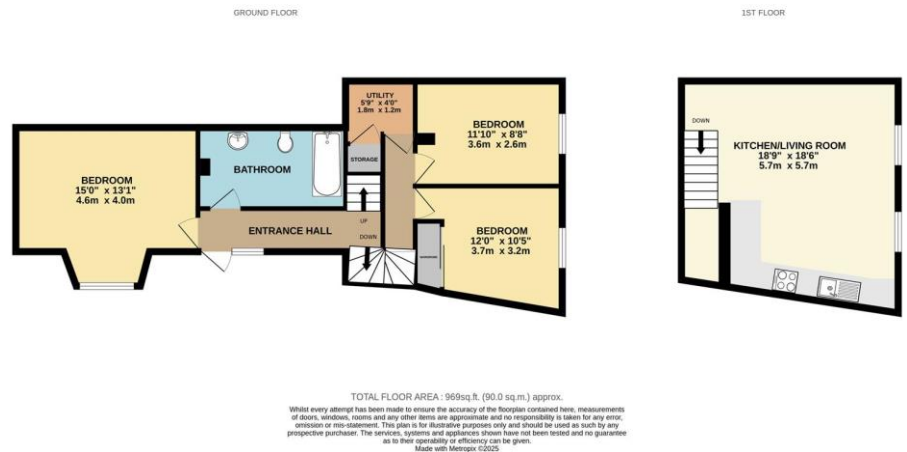
Council Tax

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 (78).



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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