

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WONDERFULLY SITUATED FIRST FLOOR APARTMENT WITH VIEWS TO THE HILLS CONVENIENTLY LOCATED CLOSE TO THE CENTRE OF GREAT MALVERN. THE PROPERTY BENEFITS FROM RESIDENT'S PARKING, COMMUNAL GARDEN WHILE THE ACCOMMODATION OFFERS ENTRANCE HALL, BREAKFAST KITCHEN, LIVING ROOM, TWO DOUBLE BEDROOMS, ONE WITH A WALK-IN WARDROBE/OFFICE, BATHROOM WITH GAS CENTRAL HEATING AND DOUBLE GLAZING. NO CHAIN. EPC RATING "D".

Flat 3 St Andrews House - Guide Price £210,000

38 Graham Road, Malvern, WR14 2HL

2 1 1



Flat 3 St Andrews House

Location & Description

St Andrews House is a two storey Victorian building constructed in 1880 then converted into separate apartments enjoying an extremely convenient position to access Great Malvern. 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 and many restaurants. It stands in a prime residential area only a short walk from Malvern Link common, Priory Gardens and for 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 another in 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

Offered with no onward chain, 3 St Andrew's House is a centrally positioned, bright first floor apartment with two double bedrooms affording from the rear aspect fine views over the communal gardens and up to the Malvern Hills.

A shared driveway leads down from Graham Road and opens to allow parking for the apartments where Flat 3 has the right to park one car. The gravelled driveway and path continue to the front of the building where the communal front door is positioned and opens into the communal entrance hall, the stairs then rise to the first floor giving access to the private front door for Apartment 3.

One of the selling points of this property is it's lovely west facing balcony positioned to the rear of the building and affording the fantastic views to the Malvern Hills.

The apartment benefits from double and secondary glazed windows and gas central heating.

Both bedrooms and the office area have had new carpets fitted and the apartment has been redecorated.

The living accommodation in more detail comprises:

Entrance Hall

An 'L' shape and on two levels with three steps separating the levels with wall and ceiling light points, radiator, doors to all principle rooms, a further glazed door opening to

Balcony

Having a wooden decked floor with wrought iron white railings. A pleasant setting overlooking the communal garden and with fine views to the Malvern Hills.

Living Room 5.30m (17ft 1in) x 3.82m (12ft 4in)

A wonderful light and airy room enjoying double glazed window to rear with fine views to the Malvern Hills and a further double

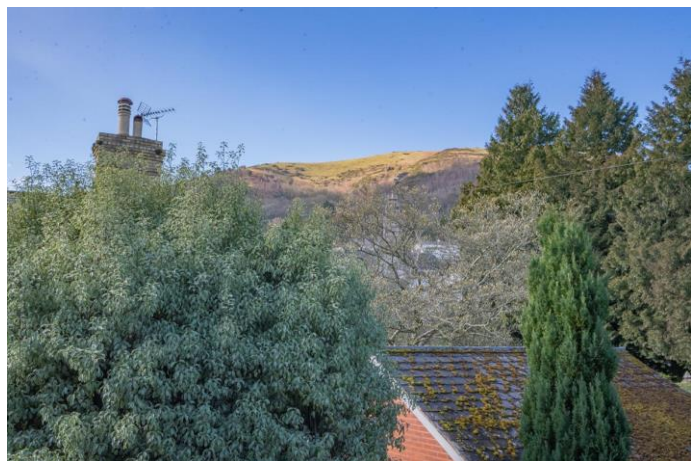




glazed sash window with secondary glazing gives rooftop views across the Severn Valley. A focal point of the room is the living flame gas fire set into a feature wooden fire surround with marble back and hearth. Ceiling light point, wall light points. Radiator.

Breakfast Kitchen 2.82m (9ft 1in) x 3.64m (11ft 9in)

Double glazed window to rear gives views to the Malvern Hills and set under this is a one and a half bowl sink unit with mixer tap and drainer set into the rolled edge worktop. There is a range of cupboard base units with shelving over and a useful cupboard housing the wall mounted boiler with additional cupboards over. There is space and connection point for a gas cooker, an undercounter washing machine and full height fridge freezer. Tiled splashbacks, ceiling light point, radiator.



Bedroom 1 3.69m (11ft 11in) x 3.69m (11ft 11in)

A good sized double bedroom with double glazed sash window to front with secondary glazing. Ceiling light point, coving to ceiling, radiator. New fitted carpet. Feature fireplace housing a disconnected gas effect stove. Shelving to one recess and door opening through to

Walk-in wardrobe/study 2.32m (7ft 6in) x 1.75m (5ft 8in)

A useful and versatile space, glazed sash window with secondary glazing to front with rooftop views across the Severn Valley. Ceiling light point, new fitted carpet.

Bedroom 2 3.85m (12ft 5in) x 3.28m (10ft 7in)

A further generous double bedroom also at the front of the property and enjoying views through the glazed sash window. Ceiling light point, radiator. New fitted carpet.



Shower Room

Fitted with a white low level WC, pedestal wash hand basin and corner shower enclosure with thermostatic controlled shower over. Tiled splashback, radiator. Light with shaver point. Obscured glazed window. Ceiling light point.

Outside

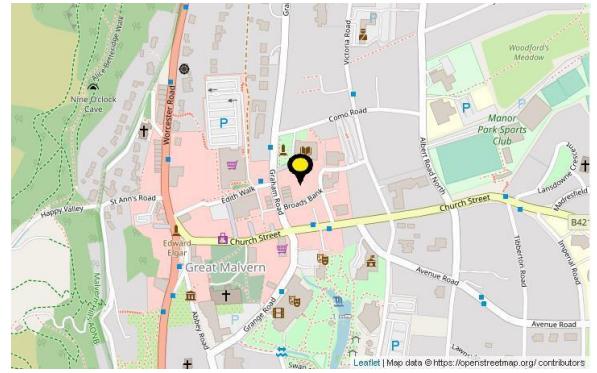
To the rear of the property, Apartment 3 has use of the communal gardens which are mainly laid to lawn. There are herbaceous beds planted with a variety of plants and shrubs all enclosed by a Malvern stone and brick walled perimeter. Pedestrian access to front.



To the front of the property is a residents' parking area where Flat 3 has the right to park one vehicle. From the grounds of the property there is pedestrian access onto Broads Bank for an easy walk into town.

Directions

From the agent's offices in Great Malvern proceed down Church Street and turn left at the traffic lights into Graham Road. Continue to the next set of lights where immediately after turn right and follow the driveway down to the end where it opens to allow parking for St Andrews House.



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 is held on a 999 year lease from 25th September 1974. The ground rent is £1 p.a. and the service charge is £200.00 per month with regular maintenance being done on a 'when and if basis.'

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 by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (66).

GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



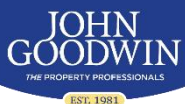
TOTAL FLOOR AREA: 793 sq.ft. (73.7 sq.m.) approx.

Whilst every effort 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 errors, omissions or mis-statements. 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 Teleplan 12/2015

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

