

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL PRESENTED FIRST FLOOR APARTMENT OFFERING GENEROUS ACCOMMODATION IN ONE OF GREAT MALVERN'S PRIME RESIDENTIAL LOCATIONS WITHIN WALKING DISTANCE OF ALL AMENITIES WITH FINE VIEWS OF THE MALVERN HILLS AND CURRENTLY COMPRISING A LOBBY, RECEPTION HALL, LIVING ROOM, FITTED KITCHEN/BREAKFAST ROOM, THREE BEDROOMS, UTILITY ROOM, BATHROOM WITH SHOWER AND WC, GARAGE AND BEAUTIFULLY LANDSCAPED, WELL MAINTAINED COMMUNAL GROUNDS. ENERGY RATING "C" NO ONWARD CHAIN

5 Nethergrange Court - Guide Price £195,000

Albert Road North, Great Malvern, WR14 2TP

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5 Nethergrange Court

Location & Description

The property enjoys a lovely setting in one of Great Malvern's premier residential locations within walking distance of the town centre and thus within immediate striking distance of a wide choice of shops, Waitrose supermarket, banks, the renowned theatre and cinema complex, the Splash leisure pool and gymnasium, Manor Park Tennis/Sports Centre and Malvern St James Sports Complex.

Transport communications are excellent. There is a mainline railway station a short walk away in Great Malvern itself as well as a regular bus service. Junction 7 of the M5 motorway at Worcester is just seven miles and Junction 2 of the M50 south of Upton upon Severn is approximately ten miles.

Malvern Link common is only about ten minutes away on foot and the full range of the Malvern Hills is within five minutes driving distance.

Property Description

Nethergrange Court is a complex of eight apartments originally constructed in the early 1980's. The complex is set in beautifully maintained, mature lawned grounds with fine views of the Malvern Hills in the west. Within the curtilage there is extensive private parking and Apartment 5 has its own garage.

Situated at first floor level the property offers generous accommodation including an entrance lobby, reception hall, living room, a well equipped kitchen/breakfast room, three bedrooms, a utility room and a bathroom (with shower and WC). The apartment also has double glazed windows and gas fired central heating.

Entrance Lobby

Radiator and central heating thermostat.

Reception Hall 4.34m (14ft) x 2.06m (6ft 8in)

Radiator and intercom phone link to front door.

Living Room 4.65m (15ft) x 3.72m (12ft)

Fireplace with marble surround and hearth supporting electric fire. Radiator and double glazed window.

Kitchen/Breakfast Room 4.83m (15ft 7in) x 2.99m (9ft 8in)

Range of fitted floor and eye level cupboards with extensive worksurfaces and tiled surrounds incorporating a one and a half bowl single drainer sink unit having mixer tap. Integrated four ring gas HOB with extractor canopy above. Integrated eye level OVEN and GRILL. Radiator and double glazed window.

Bedroom 1 3.77m (12ft 2in) x 3.72m (12ft)

Radiator and double glazed bay window with fine view of the Malvern Hills in the west.

Bedroom 2 3.72m (12ft) x 2.99m (9ft 8in)

Radiator and double glazed window with fine view of the Malvern Hills.





Bedroom 3 3.18m (10ft 3in) x 2.61m (8ft 5in)

Radiator and double glazed window.

Utility Room 1.91m (6ft 2in) x 1.52m (4ft 11in)

Gas fired central heating boiler (less than three years old).
Plumbing for washing machine.

Bathroom 2.71m (8ft 9in) x 1.94m (6ft 3in)

Panelled bath with shower over and shower screen. Close coupled WC, pedestal wash basin, mirrored cabinet (with integrated light). Fitted towel rail, shaver socket, radiator and double glazed window.

Furniture and Contents

All carpets and curtains are included with the sale. Currently the apartment is furnished. If any of this furniture is of interest to a potential buyer the vendors will consider negotiations to sell the contents.

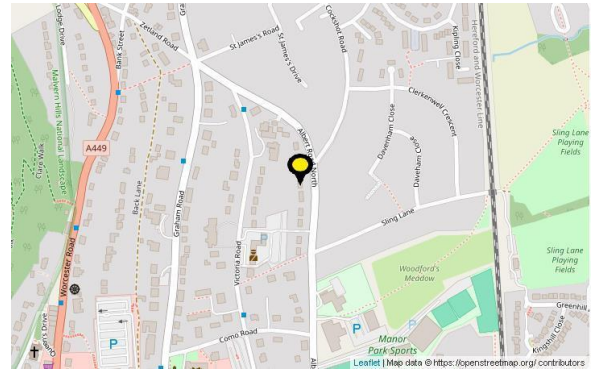
Outside

Nethergrange Court enjoys an elegant approach through a brick pillared entrance onto a long driveway that provides parking for owners and visitors. Number 5 owns its own GARAGE which is in the second block as you enter the complex. The beautifully maintained communal grounds are for the benefit of all the residents and are a really lovely feature. They are mainly laid to lawn with mature well stocked shrub borders and trees.



Directions

From the centre of Great Malvern at the junction of Church Street and Graham Road proceed along Church Street downhill taking the third left turn into Albert Road North. Follow this road for several hundred yards where the Nethergrange Court complex will be seen 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 99 year lease from 1983. This means that only fifty seven years remain. The vendors are not intending to extend the lease but instead will leave this to a potential buyer to address. This also means that potential purchasers will effectively require cash funds (i.e. with no mortgage involved) to acquire the apartment. There is a current service charge of £160.00 per month and a nominal ground rent of £50.00 per annum.

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

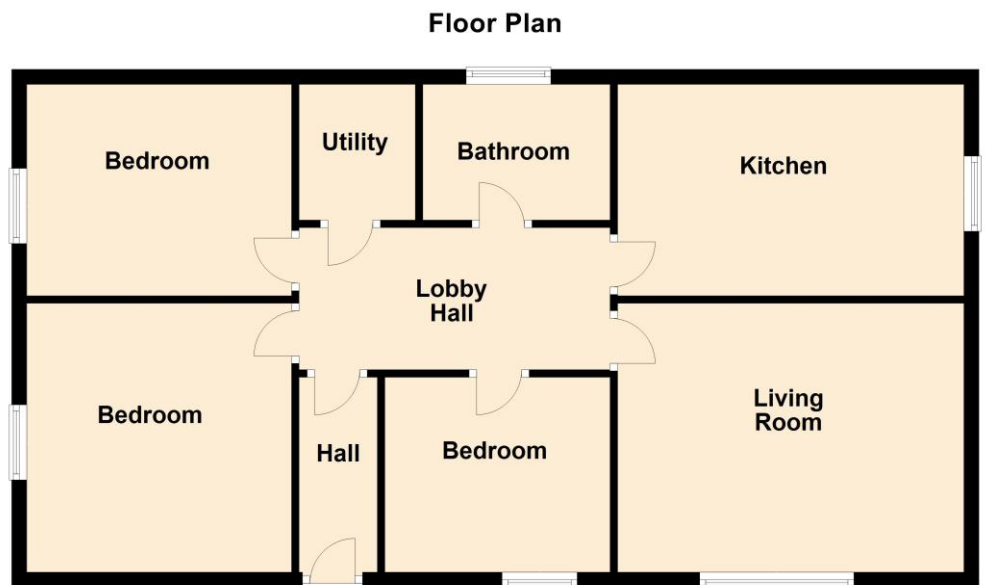
Council Tax

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).



5 Nether Grange Court, Albert Road North, Malvern



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