

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A SPACIOUS ONE BEDROOMED LIGHT AND WELL PRESENTED APARTMENT IN THE CENTRE OF GREAT MALVERN WITH FANTASTIC VIEWS ACROSS THE SEVERN VALLEY AND WITHIN WALKING DISTANCE OF ALL LOCAL AMENITIES. SECURE COMMUNAL ENTRANCE, INTERCOM, ENTRANCE HALL, OPEN PLAN KITCHEN, LIVING DINING ROOM, DOUBLE BEDROOM AND BATHROOM ENERGY RATING "E"**

## Apartment 7, Malvern View - Guide Price £115,000

10A Belle Vue Terrace, Malvern, WR14 4QB





# Apartment 7, Malvern View

## Location & Description

Great Malvern sits amidst the famous Malvern Hills, part of which has been designated an Area of Outstanding Natural Beauty with over one hundred miles of bridleways and footpaths. They offer an unrivalled experience for lovers of the outdoors with activities to suit all tastes and abilities.

The thriving Victorian spa town of Great Malvern is alive with culture, festivals, music and theatre with a calendar of events including outdoor concerts, plays, guided walks and an Arts market. It is also home to a range of niche retailers as well as High Street names such as Waitrose and the nearby retail park offers Marks & Spencer, Boots and Morrisons.

The Apartment is within walking distance of all amenities including Great Malvern railway station, Priory Park and Rose Bank Gardens.

Educational facilities are extremely well catered for at both primary and secondary levels in both the public and private sectors including Malvern College and Malvern St James Girls School.

Transport links are excellent with access to Junction 7 of the M5 motorway just outside Worcester. The town has two railway stations running a regular service to Worcester, Birmingham, London Paddington, Hereford and South Wales.

## Property Description

The property offers spacious and versatile accommodation which would make an ideal investment purchase or for first time buyers. It benefits from fantastic views over the Severn Valley and is accessed via a communal entrance off Belle Vue Terrace via an intercom system into a communal hall. Steps lead to the top floor where the door to apartment 7 is located.





### Entrance Hall

Carpet, spotlights, electric heater, thermostat, airing cupboard with washer dryer and intercom system. Door to bedroom.

### Bedroom 4.83m (15ft 7in) x 4.08m (13ft 2in) max

Two glazed windows to the rear, one obscured with views to the Malvern Hills. Pendant light fitting, electric radiator, carpet.

### Bathroom

Vinyl floor, pedestal wash hand basin, close coupled WC, panelled bath with mains shower connected, extractor fan, glazed window to rear, chrome heated towel radiator, partially tiled walls and spotlights.

### Sitting/Kitchen/Dining Room 4.88m (15ft 9in) x 5.06m (16ft 4in)

A sociable, open plan space with two large glazed windows to front with benefit from the fine view across the Severn Valley. Carpet, spotlights. Kitchen Area: Vinyl flooring, range of base and eye level units with worktop over, eye level cupboards over. Stainless steel sink and drainer, built in **FRIDGE FREEZER**, built in electric **HOB** and **OVEN**, extractor fan and electric radiator.

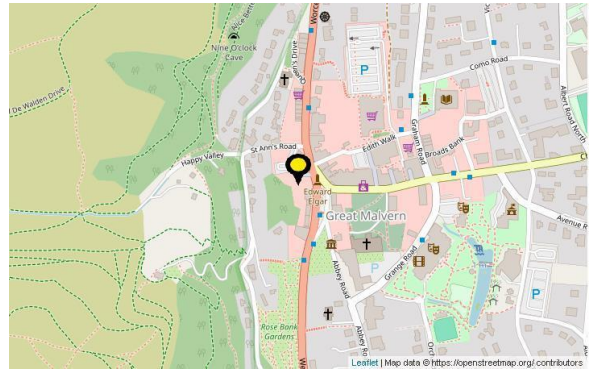
### Agents Note

The property is currently tenanted.

The freeholders have informed us the 2025 service charge has increased as a precautionary measure due to the roof replacement cost which is currently going through insurance. The 2026 service charge levels are due to be lowered but this is subject to the freeholders approval.

## Directions

From the agents office in Great Malvern continue on the A449 into Belle Vue Terrace and walk a short distance to an opening on the right next to The Picnic Box where the communal entrance to the apartments can be found.



## 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 with 143 years remaining January 2018. The ground rent is £115.00 p.a. and there is an annual service charge is £5,397.90. The owners have advised the service charge could be reduced in 2026 but this is subject to confirmation. The owners have advised there could be some contribution to the service charge for 2025.

## 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 "A"

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 (43).



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### 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.
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