

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



An Exceptionally Well Presented Three Bedroom Ground Floor Apartment In A Prime Residential Area Of Great Malvern Enjoying Its Own Level And Private Access Part Of A Complex Of Just Four Apartments, Underfloor Heating And Conservatory, Beautifully Maintained Communal Gardens And Double Garage Ideal For Secure Parking. EPC Rating "E"

Flat 1, Beech House - Guide Price £350,000

8 College Road, Malvern, WR14 3DD

3 2 2



Flat 1, Beech House

Location & Description

1 Beech House enjoys a convenient position less than a mile from the centre of the historic spa town of Great Malvern and therefore within walking distance of most amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Transport communications are excellent. There is a mainline railway station in Great Malvern just a mile distant. Junction 7 of the M5 motorway at Worcester and Junction 1 of the M50 at Upton upon Severn are each about ten miles.

The property is also within walking distance of some of the best schools in the region at both primary and secondary levels and in the state and private systems. It is virtually opposite the renowned Malvern College. the highly regarded Chase Secondary School and Malvern St James Girls School are both close by.

Property Description

Beech House is situated in arguably Great Malvern's prime residential area and comprises a modern building originally constructed in the 1970's as part of a small two storey complex of just four apartments. Beech House complex is situated in an attractively landscaped and well maintained communal grounds. A long tarmac driveway leads off College Road to the rear of the building where there is off road parking and a double garage that belongs to the apartment.

Number 1 Beech House offers very easy and level access with its own private entrance enjoying lovely outlooks from both the front and rear. The apartment itself offers larger than expected accommodation throughout benefitting from an electric underfloor heating system throughout the majority of the accommodation. It also has a conservatory with double doors opening onto the beautifully maintained communal gardens.

Flat 1 could be a perfect second home or lock up and leave, as there is a low maintenance aspect throughout whilst benefitting from a double garage to the rear of the apartment block which is ideal for secure off road parking.

The private entrance to Flat 1 opens to

Entrance Hall

With carpet, pendant light fitting, store cupboard and door leading to the

Inner Hall 5.52m (17ft 10in) x 4.44m (14ft 4in) (max point)

A spacious area with carpet with underfloor heating, pendant light fitting, store cupboard, doors to sitting room, bedrooms 1, 2 and 3 and bathroom. Open to the DINING AREA with carpet, underfloor heating, pendant light fitting, double glazed window to the rear and door to the

Kitchen 3.54m (11ft 5in) x 2.30m (7ft 5in)

Carpet, underfloor heating, range of base and eye level units with built-in eye level OVEN and GRILL, HOB, extractor fan, space for washing machine and dishwasher. Stainless steel sink and drainer, striplight, built-in FRIDGE FREEZER and partially tiled walls.





Sitting Room 6.87m (22ft 2in) x 3.23m (10ft 5in)

Carpet, underfloor heating, two pendant light fittings, tiled fireplace feature with surround, double glazed window to the front and side and double glazed which opens to the

Conservatory 2.27m (7ft 4in) x 2.01m (6ft 6in)

Built of brick and UPVC construction with a lovely view over the landscaped communal grounds. Double glazed french doors opening to the communal gardens, electricity connected.

Bedroom 1 5.92m (19ft 1in) x 3.35m (10ft 10in)

Carpet, underfloor heating, double glazed window to the front, two wall lights, pendant light fitting, double built in wardrobe, additional built-in cupboard and built in dressing table with drawers and cupboard and large mirror. Double glazed window to the garden room, door to

En-suite

Carpet, underfloor heating, vanity wash hand basin and close coupled WC. Partially tiled walls, panelled bath with electric shower, chrome heated towel radiator, ceiling light fitting. Obscured double glazed window to the side.

Bedroom 2 3.15m (10ft 2in) x 2.94m (9ft 6in)

Carpet, underfloor heating, double glazed window to the rear overlooking the communal grounds, pendant light fitting. Built-in cupboard and drawers and two wall lights.

Bedroom 3 3.92m (12ft 8in) x 2.58m (8ft 4in)

Carpet, underfloor heating, double glazed window to the garden room, built-in store cupboard and drawers, pendant light fitting.

Bathroom

Carpet, underfloor heating, chrome towel rail, obscured double glazed window to the side, pedestal wash hand basin, close coupled WC, tiled walls and shower cubicle with electric shower. Shaving point, ceiling light fitting, electric heater.

Outside

The property benefits from its own private double garage to the rear of the apartment but has use of the beautifully maintained communal gardens which are to both the front and rear of Beech house and are maintained on a regular basis.

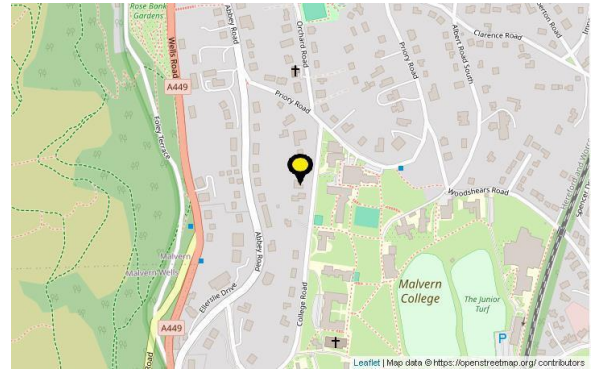
Garage 5.09m (16ft 5in) x 4.73m (15ft 3in)

Power and electricity connected, electric door ideal for secure parking.



Directions

From the agents office in Great Malvern proceed down Church Street to the traffic lights and turn right into Grange Road passing the theatre on your left hand side. Follow this road round to the left and after 200 yards fork left into Priory Road following it round a sharp left hand bend before taking the next turn right into College Road. Beech House can be found on the right hand side approximately half way along College Road. The entrance to number 1 is at the rear of the building.



Services

We have been advised that 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 999 year lease from March 2013. The ground rent is £1 pa and the annual service charge is paid on an as and when basis when maintenance to the communal building is required. The property has a share of freehold.

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

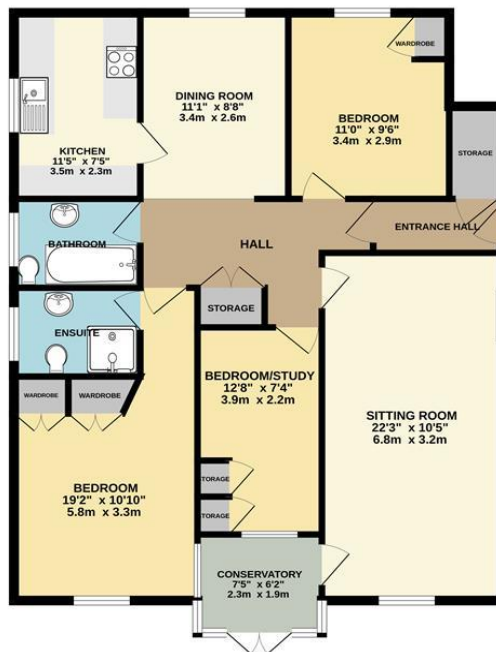
COUNCIL TAX BAND "C"

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 E (52).

GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operation or efficiency can be given. Made with Metaplan 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.

JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981

Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk