

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A TWO BEDROOM SPLIT LEVEL APARTMENT IN GREAT MALVERN'S PRIME RESIDENTIAL AREA WHICH HAS BEEN THOUGHTFULLY DESIGNED AND COMPLETELY REFURBISHED THROUGHOUT TO A HIGH STANDARD. SPECTACULAR VIEWS OVER THE SEVERN VALLEY IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES INCLUDING TRAIN STATION, GARAGE, OFF ROAD PARKING, DOUBLE GLAZING, PRIVATE BALCONY AND GAS CENTRAL HEATING. EPC "C"

Flat 15, Hardwicke House – Guide Price £245,000

55 Abbey Road, Malvern, Worcestershire, WR14 3HH



Flat 15, Hardwicke House

Location & Description

This is an ideal opportunity to purchase an extremely well appointed split level, top floor apartment in one of Great Malvern's most sought after residential areas being just a short level walking distance to the town centre and its wide range of amenities including Waitrose supermarket, shops, banks, Post Office, restaurants and the renowned theatre complex with concert hall and cinema.

Malvern as well as being famous for its range of hills is Recreational facilities include the Splash leisure centre, Manor Park Sports Club and the Worcestershire Golf Club is a short distance away.

Transport communications are excellent with a mainline railway station in Great Malvern having direct connections to Worcester, Birmingham, London, Hereford and south Wales. Junction 7 of the M5 motorway is just outside Worcester bringing the Midlands, South West and South Wales into an easy commute. A regular bus service runs from Great Malvern connecting the neighbouring areas.

Property Description

Apartment 15 is a split level two bedroom apartment which the current owners have thoughtfully refurbished throughout to a high standard including the likes of solid oak worktops and LED spotlights with colour changing options. It has a brand new central heating system with a new Worcester boiler and designer style charcoal radiators throughout. The apartment is in turnkey condition and could be either an ideal investment or first time purchase.

The thoughtfully designed layout provides sociable and versatile accommodation throughout and the apartment also benefits from a glorious view over the Severn Valley towards Bredon Hill. There is a private balcony to the rear of the apartment which benefits from lovely views and has external lighting. This can be accessed from both the living area and bedroom one.

Harwicke House is beautifully situated and the apartment itself has an individual and unique feel due to the works carried out by the current owners. Apartment 15 is situated on the third floor and the wooden obscured glazed private door opens to the

Entrance/Study 4.00m (12ft 11in) x 2.25m (7ft 3in) (max point)

With vinyl herringbone effect flooring, LED spotlights, vertical radiator, a range of base level units with solid Oak worktop over and is an ideal space for a home office, intercom system. Stairs lead down, with ceiling light fitting, to the

Open Plan Living Kitchen and Dining Area 6.82m (22ft) x 4.83m (15ft 7in) (max point)

A sociable and versatile space ideal for hosting and for family living with beautiful views over the Severn Valley and access onto the balcony can be found. This space benefits from wooden box featured beams and stairs lead down to bedroom 2 and the bathroom (described later).





Kitchen Area

Vinyl herringbone flooring, range of base and eye level units with solid oak worktops, a sunken sink with a black fixture tap, built-in double AEG GRILL, OVEN and MICROWAVE. Built-in FRIDGE FREEZER and DISHWASHER, a separate island with breakfast bar seating and wooden worktop over with built-in AEG three ring INDUCTION HOB and down draught extractor fan with lighting. Separate bar with wooden worktop over and electric points. Two double glazed window to the rear and spotlights.

Living and Dining Area

Spotlight, continued vinyl herringbone style flooring, media wall with bench with storage space underneath and TV point and lighting. Radiator, double glazed window and door giving access to the private balcony.

Bedroom 1 3.90m (12ft 7in) x 2.79m (9ft) (max point)

Herringbone vinyl style flooring, spotlights, vertical radiator, double glazed patio sliding door opening to the balcony with the beautiful views.

Bedroom 2 2.79m (9ft) x 2.73m (8ft 10in)

Accessed by a space saving oak sliding door. Carpet, radiator, double glazed window to the front, spotlights, built-in wardrobe

Bathroom

Vinyl tile effect flooring, marble effect shower panelling, free standing curved bath with wall mounted tap. Vanity wash hand basin and close coupled WC with cupboard surround. Heated wall mounted mirror. Walk-in shower cubicle with mains powered shower, spotlight and shelf. Spotlights, double glazed obscured window to the side. humidity extractor fan, electric heated rail.

Outside

A driveway leads around and down to the rear of the building to the garages. Number 15 benefits from its own private garage with power and electricity connected and parking.

Communal Laundry

There is a resident's laundry for the use of all flats positioned on the Ground Floor(from the front).

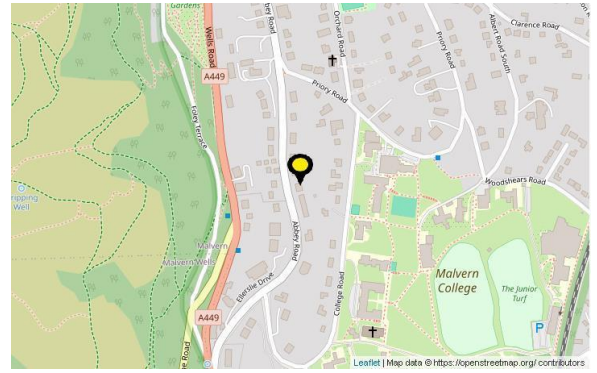
Agents Notes

The property cannot be let out.



Directions

From the agent's office in Great Malvern proceed down Churst Street to the traffic lights. Turn right into Grange Road and follow the road around past the theatre and around a left hand bend. After a short distance bear right into Abbey Road and Hardwicke House will then be seen on the left hand side.



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 a joint share of the freehold (1/20th share). The property is held on a 999 year lease from 1st August 2012. The annual service charge is £1550pa.

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

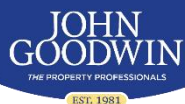
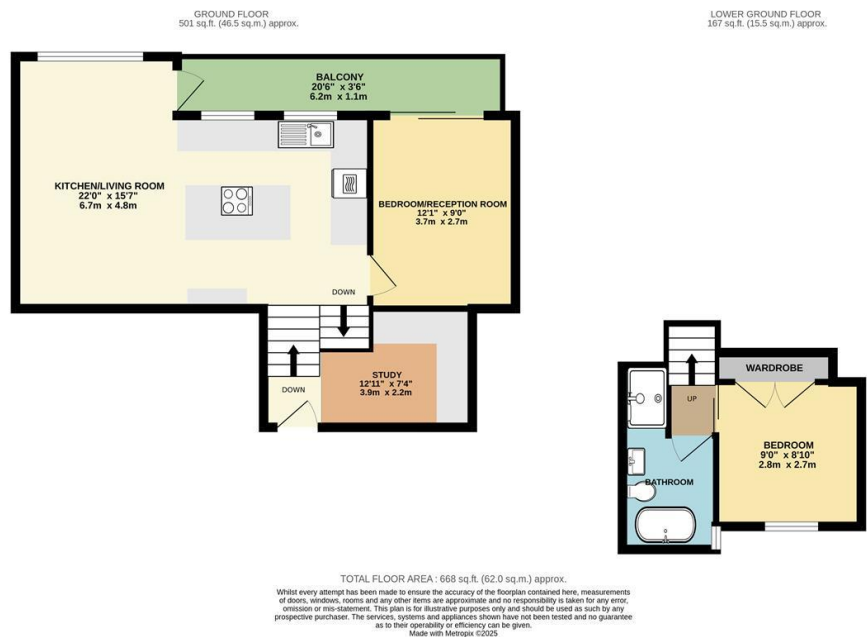
Council Tax

COUNCIL TAX BAND "B".
2025/26 £1,353.11

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 C (71)



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