

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN IMMACULATELY PRESENTED ATTRACTIVE GROUND FLOOR APARTMENT WITH ITS OWN PRIVATE ENTRANCE ENJOYING AN IDEAL SETTING IN ONE OF MALVERN'S MOST SOUGHT AFTER RESIDENTIAL AREAS WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND GREAT MALVERN RAILWAY STATION. OFF ROAD PARKING, TWO BEDROOMS ONE WITH EN-SUITE, ENTRANCE HALL, LIVING/DINING ROOM, KITCHEN, GAS FIRED CENTRAL HEATING. ENERGY RATING 'C'.**

## Flat 2 Birchwood - Guide Price £260,000

Imperial Road, Malvern, WR14 3AW





# Flat 2, Birchwood

## Location & Description

Located in a delightful residential area within walking distance of Great Malvern railway station and within easy access to the town centre. The town offers a wide range of amenities including shops, banks, building societies, Post Office, restaurants and a Waitrose supermarket. Malvern, situated in the Malvern Hills National Landscape, is famous for its range of hills with great walking and bike trails. It is also renowned for its theatre complex with concert hall and cinema and for many recreational facilities, including the Splash leisure centre and Manor Park Sports Club.

Transport communications are excellent with the mainline railway station with connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is approximately seven miles distant bringing The Midlands and most parts of the country within an easy commute.

Educational facilities are well catered for at both primary and second levels in the state and private sector including The Chase High School, Malvern College and Malvern St James Girls School.

## Property Description

Flat 2, Birchwood is a beautifully presented and light ground floor apartment benefitting from its own private entrance in a building of just eight apartments constructed in the 1980's. Birchwood is set in mature grounds that provide a peaceful environment and apartment offers spacious and immaculate accommodation throughout and benefits from its own direct access from the car park. The internal front door to apartment 2 is at ground level and opens to the well presented accommodation that benefits from double glazing and central heating. The owners can offer the apartment fully furnished, which is available by separate negotiation.

The accommodation in more details comprises

### Entrance Hall

With Karndean flooring, radiator, carpet, coat hooks, intercom telephone system, doors to bedroom 1, sitting dining room and bathroom. Pendant light fitting and a storage cupboard.

### Bedroom 1 3.92m (12ft 8in) x 3.59m (11ft 7in)

Carpet, two double glazed windows to the rear with view to the hills. Pendant light fitting, built-in mirror sliding wardrobe, radiator, store cupboard with lighting. Doors to

### En-Suite

Vinyl flooring, obscured double glazed window to the rear, pedestal wash hand basin, partially tiled walls, chrome heated towel radiator, ceiling light fitting, close coupled WC, tiled shower cubicle with electric shower connected.

### Bathroom

Vinyl flooring, heated chrome towel rail, close coupled WC, pedestal wash hand basin, partially tiled walls, panelled bath with main shower connected, extractor fan and ceiling light fitting.





### **Open Plan Sitting and Dining Room 7.38m (23ft 10in) x 4.26m (13ft 9in)**

A very sociable space, Karndean flooring throughout. Dual aspect double glazed window to side and front, two radiators, two pendant light fittings, electric fireplace with feature surround, double glazed french doors give direct private access onto the car park. Thermostat, doors to bedroom 2 and kitchen.

### **Bedroom 2 3.61m (11ft 8in) x 2.84m (9ft 2in)**

Carpet, built-in wardrobes, double glazed window to the rear with views to the hills, radiator, pendant light fitting.

### **Kitchen 2.82m (9ft 1in) x 2.20m (7ft 1in)**

Vinyl flooring, range of base and eye level units with worktop over and under cupboard lighting. Built-in Indesit OVEN and HOB with extractor fan over, stainless steel sink and drainer. Partially tiled walls, double glazed window to the front, WASHING MACHINE, strip light, boiler (serviced annually), space for fridge.

### **Outside**

The property benefits from allocated off road parking and the apartment has direct access onto the car park and has use of the communal gardens which are beautifully maintained and benefit from a range of mature shrubs and trees to provide colour all year round. There are views up to the Malvern Hills.

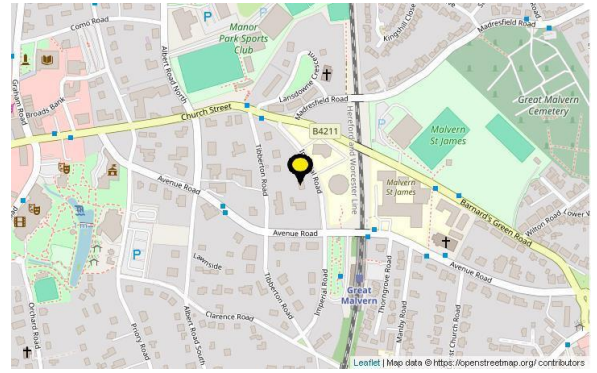
### **Agent's Note**

There is an approved planning application permission for a detached dwelling house behind the apartment block. More information can be found on the Malvern Hills District Council website under the application number M/24/01164/FUL.



## Directions

From the agents office in Great Malvern proceed down Church Street to the traffic lights. Continue straight on and then take the fourth turning right into Imperial Road. Birchwood will then be found after a short distance on the right and as indicated by the agents For Sale board.



## 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 expiry date of the lease is 3014. The ground rent is peppercorn rent deemed payable in the service charge and the annual service charge is £2,100 reviewed annually and the apartment owns a 1/8th 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

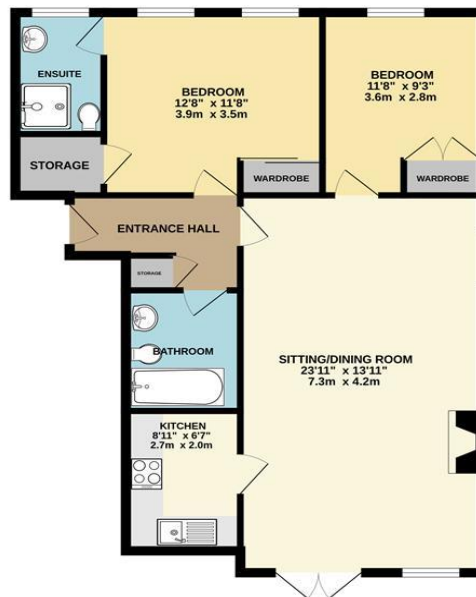
COUNCIL TAX BAND "C"

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 C (73).

GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA: 802 sq.ft. (74.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown are for information only and no guarantee as to their operability or efficiency can be given. Made with Metaphor 12/20/20

### 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**