

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SUPERBLY POSITIONED AND A GENEROUS TWO BEDROOMED APARTMENT SITUATED WITHIN THIS HIGHLY CONVENIENT LOCATION OFFERING SPACIOUS AND LIGHT AND AIRY ROOMS IN THIS PERIOD CONVERTED VICTORIAN BUILDING. NO CHAIN. EPC RATING "D"

Flat 2 Charlote House - Guide Price £375,000

Zetland Road, Malvern, WR14 2JJ

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Flat 2 Charlote House

Location & Description

Situated on the eastern slopes of the Malvern Hills in the historic and elegant town of Great Malvern. It is within walking distance of a fine range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex, the Splash leisure pool and gymnasium and Manor Park Tennis Centre.

Transport communications are excellent with two mainline railway stations less than half a mile away at Malvern Link and Great Malvern and Junction 7 of the M5 motorway which is just seven miles distant.

Educational facilities are second to none, the town has a deserved reputation for its choice of schools for all ages in both the state and private systems including several highly regarded prep schools as well as Malvern College and Malvern St James Girls School. For those who enjoy the outdoor life it is the Malvern Hills themselves that provide the greatest attraction and these together with Malvern Link Common are only a few minutes away on foot.

Property Description

2 Charlote House is a wonderfully located two bedroomed apartment situated within this highly convenient and much sought after location on the edge of Great Malvern and giving easy and reasonably level access into the town itself.

The property benefits from light and airy rooms, many of which have secondary glazing and all accommodation benefitting from gas central heating.

The property is approached from Zetland Road by a shared driveway leading up to the private garage en bloc with an electric up and over door. The driveway continues up to the front door of the apartment and is positioned on a single level with no staircase involved.

It should be noted that since the EPC was produced in 2015 a new boiler and secondary double glazing has been added which should improve the property's energy rating.

This fine Victorian building has been converted into three apartments of which Flat 2 has its own private entrance.

The wooden front door with glazed insets opens through to

Entrance Porch 1.32m (4ft 3in) x 3.25m (10ft 6in)

Glazed windows to front and side. Fitted cupboard and ceiling light point. A beautiful period arched door with lead light sash and glazed windows to side opens through to

Reception Hallway 4.13m (13ft 4in) x 5.19m (16ft 9in)

Generous in proportions which is a theme throughout this whole apartment and being a welcoming space with coving to ceiling and ceiling light points as well as radiators. A lead light window to front and wall mounted thermostat control point. Double doored airing cupboard housing the hot water cylinder with additional cupboard to side. From this area all principle rooms are accessed which include





Dining Kitchen 3.04m (9ft 10in) (minimum) x 6.07m (19ft 7in) (maximum)

A lovely dual aspect space with east and west facing secondary glazed windows. The kitchen is fitted with a range of drawer and cupboard Shaker style base units with rolled edge worktop over and matching wall units. There is a one and a half bowl ceramic sink with mixer tap and drainer. Integrated four ring gas Bosch **HOB** with extractor over and eye level **DOUBLE OVEN** as well as space and connection point for dishwasher, washing machine and full height fridge freezer. Integrated larder **FRIDGE**. Double doored deep storage cupboard, ceiling light point, tiled splashbacks, radiator.

Living Room 6.87m (22ft 2in) x 4.34m (14ft)

A wonderful dual aspect room enjoying secondary glazed windows to east and south aspect flooding this area with natural light. Two ceiling light points, coving to ceiling, decorative picture rail and radiator. There is a living flame effect gas fire set into a feature fire surround and hearth.

Bedroom 1 4.68m (15ft 1in) x 3.87m (12ft 6in) (maximum)

A double bedroom with secondary glazed window to front with views out across the Severn Valley. Fitted wardrobes in one recess with hanging space with cupboard over. Ceiling light point, radiator, decorative picture rail.

Bedroom 2 4.31m (13ft 11in) x 3.04m (9ft 10in)

A further double bedroom with dual aspect secondary glazed windows, ceiling light point and radiator. There is a range of fitted wardrobes incorporated with hanging and shelf space with cupboards over.

Bathroom

Refitted with a white suite consisting of his and hers vanity wash hand basins both with mixer taps and cupboards under. A low level WC and panelled bath with mixer tap and separate corner shower enclosure with electric Mira shower over. Splashbacks in complimentary tiling. Ceiling light point, secondary glazed windows to front. Radiator, wall mounted heated towel rail.

Separate Cloakroom

Fitted with a white low level WC and a pedestal wash hand basin. Ceiling light point, radiator and secondary obscured glazed window.

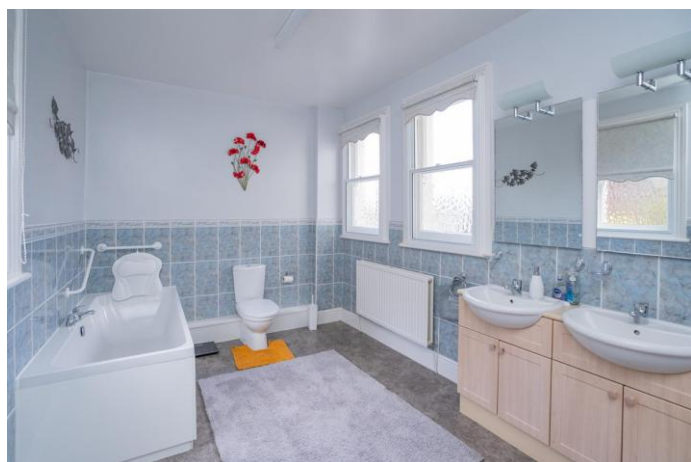
Outside

The apartments have use of communal gardens planted with a range of mature plants, shrubs and trees, accessed by a gravel path to a seating area.

From the driveway positioned close to the front door of the property is a gate giving access directly onto Back Lane for ease of access into Great Malvern and Waitrose.

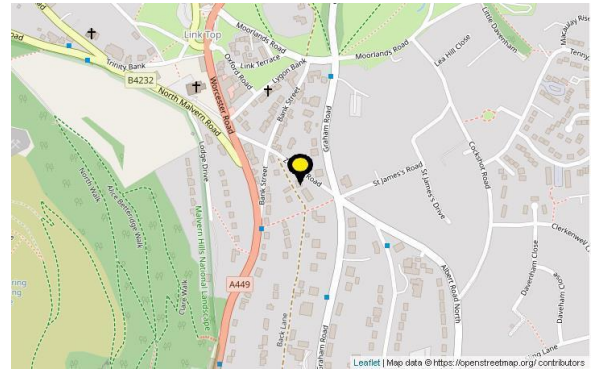
En Bloc Garage

Having electric up and over door to front.



Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link for a short distance. Take a right hand turn into Bank Street and first right into Zetland Road. The property will be found on the right hand side as indicated by the agents For Sale board.



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. The property is held on a 999 year lease from 1980. The annual service charge is £2,640. Each property owns a one third share of the 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 "D"

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 D (61).



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.

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