

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A BEAUTIFUL ONE BEDROOMED LOWER GROUND FLOOR APARTMENT WITH ITS OWN PRIVATE OUTDOOR SPACE SITUATED IN ONE OF MALVERNS PRIME RESIDENTIAL LOCATIONS IN A PICTURESQUE CRESCENT. ENERGY RATING "D"

Flat 1, 9 Lansdowne Crescent - Guide Price £190,000

Lansdowne Crescent, Malvern, WR14 2AW



Flat 1, 9 Lansdowne Crescent

Location & Description

This is a fine opportunity to acquire a character and versatile lower ground floor apartment in one of Malvern's prime residential areas close to the town centre.

The centre of Great Malvern, which is only a few minutes walk away, offers a range of shops, banks, building societies, restaurants and Waitrose supermarket. Malvern is also renowned for its tourist attractions to include the famous Malvern Hills and the theatre complex with concert hall and cinema. There are many sporting facilities available to include the Splash Leisure Centre and The Manor Park Sports Club.

Educational facilities have both primary and secondary schooling within the area as well as private schools to include the famous Malvern College and Malvern St James. Transport communications are excellent with two mainline railway stations at Malvern having connections to Worcester, Birmingham, London (Paddington), Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about 8 miles distant.

Property Description

Apartment 1 is a lower ground floor one bedroom apartment situated in this highly desirable crescent benefitting from its own front and rear private outdoor space. The apartment is set back from the road behind crazy paving and steps lead down to a private seating area where you can enjoy the peaceful and picturesque setting with external lighting and an archway leads to a secure storage cupboard and obscured glazed wooden door which opens to

Kitchen/Dining Room 9.84m (31ft 9in) x 2.45m (7ft 11in) (max point)

Hardwood flooring, doors to all rooms, glazed window to the front, two radiators, spotlights, above head cupboards which house the meters and electric consumer board, extractor fan and glazed wooden door giving access to the rear storage area. A range of base and eye level units with worktop over and partially tiled walls and space for oven with extractor fan over. Space for washing machine, fridge freezer, stainless steel sink and drainer and thermostat.

Sitting Room 4.73m (15ft 3in) x 3.77m (12ft 2in) (max point)

Hardwood flooring, radiator, alcove with electric fire with granite hearth. Glazed sash window to the front with built-in storage cupboards, pendant light fitting and three wall lights.





Bedroom 4.96m (16ft) x 4.68m (15ft 1in) (max into alcove)

Hardwood flooring, radiator, sash window to the rear and pendant light fitting.

Bathroom

Vinyl flooring, close couple WC, pedestal wash hand basin, heated towel rail, spotlights, partially tiled walls, extractor fan. Tiled shower cubicle with mains shower connected.

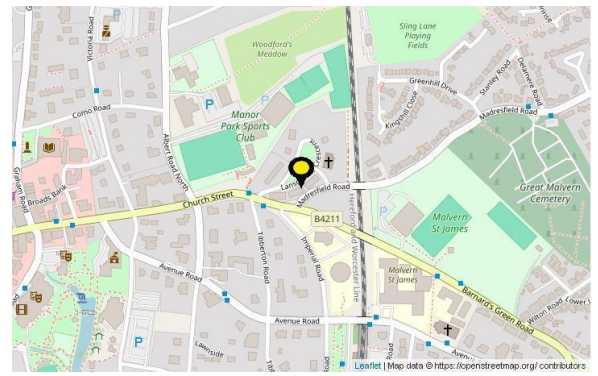
Outside

There is outside patio area to the front to enjoy alfresco dining and to the rear there is a passageway ideal for open air storage and a storage cupboard which can be used as a utility which houses the boiler, radiator. Power and electrics connected.



Directions

From the agents office in Great Malvern proceed down Church Street to the traffic lights. Continue straight on and take the fourth turning on the left into Lansdowne Crescent and the property will then be seen on the right hand side after a short distance



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 2015 and has a 1/3 share of the freehold. Any maintenance payments required for the communal maintenance is shared on an as and when basis when required.

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

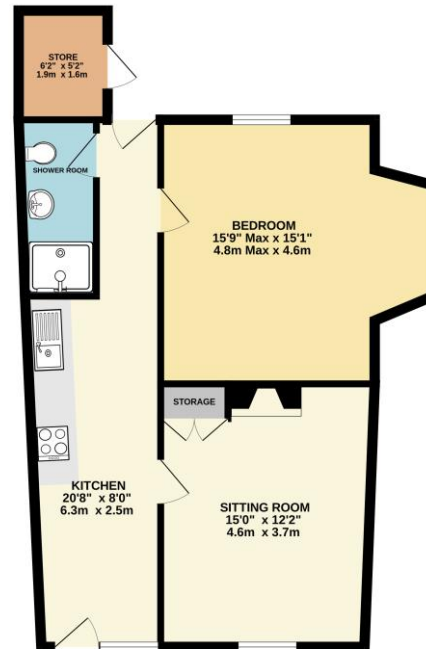
COUNCIL TAX BAND "B"

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 (65).

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given. Made with Metaphor E2025

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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