

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A ONE BEDROOM APARTMENT IN THE HEART OF GREAT MALVERN WITH FINE DUAL ASPECT VIEWS OVER THE SEVERN VALLEY TOWARDS THE MALVERN HILLS WITH OPEN PLAN ACCOMMODATION, DINING AND KITCHEN. GRADE II LISTED. GAS CENTRAL HEATING AND LARGE SASH WINDOWS.**

**EPC RATING "C".**

## Belle Vue Mansions – Guide Price £142,500

Flat 5, 16 Belle Vue Terrace, Malvern, Worcestershire, WR14 4PZ





# Belle Vue Mansions

## Location & Description

Great Malvern sits amidst the famous Malvern Hills, part of which has been designated an Area of Outstanding Natural Beauty with over one hundred miles of bridleways and footpaths. They offer an unrivalled experience for lovers of the outdoors with activities to suit all tastes and abilities.

The thriving Victorian spa town of Great Malvern is alive with culture, festivals, music and theatre with a calendar of events including outdoor concerts, plays, guided walks and an Arts market. It is also home to a range of niche retailers as well as High Street names such as Waitrose and the nearby retail park offers Marks & Spencer, Boots and Morrisons.

The Apartment is within walking distance of all amenities including Great Malvern railway station, Priory Park and Rose Bank Gardens.

Educational facilities are extremely well catered for at both primary and secondary levels in both the public and private sectors including Malvern College and Malvern St James Girls School.

Transport links are excellent with access to Junction 7 of the M5 motorway just outside Worcester. The town has two railway stations running a regular service to Worcester, Birmingham, London Paddington, Hereford and South Wales.

## Property Description

Apartment 5 Belle Vue Terrace is a one bedroom apartment with beautiful views over the Severn Valley to the front and towards the Malvern Hills to the rear, with large sash windows. The property is Grade II listed and has open plan accommodation such as living room, dining room and kitchen and space for a home office. The accommodation is light filled and the agent recommends an early inspection. The property is in a conservation area.

The property is accessed via a communal door. The apartment can be accessed via the communal stairway which leads to the individual private front door and opens to the

## Entrance Hall

Carpet, radiator, doors to all rooms, pendant light fitting and door bell. Airing cupboard with boiler and space and plumbing for washer dryer.





### **Open Plan Kitchen Dining and Sitting Room 7.57m (24ft 5in) x 5.94m (19ft 2in) (max point)**

An open plan space ideal for entertaining which is lovely and light with a wonderful view. The kitchen has vinyl flooring and a range of base and eye level units with worktop over and partially tiled walls, a one and a half stainless steel sink and drainer. Undercounter FRIDGE and box freezer, space for fridge freezer, built-in OVEN and gas HOB with extractor fan, strip lighting. The room is also set up with a dining area, sitting room and space for a home office with carpet throughout, two large sash windows with a lovely view over the Severn Valley. Four wall lights and two radiators.

### **Bedroom 3.51m (11ft 4in) x 3.80m (12ft 3in)**

Carpet, built-in cupboard, space for wardrobe, a large sash window with views towards the hills, radiator, ceiling light fitting.

### **Bathroom**

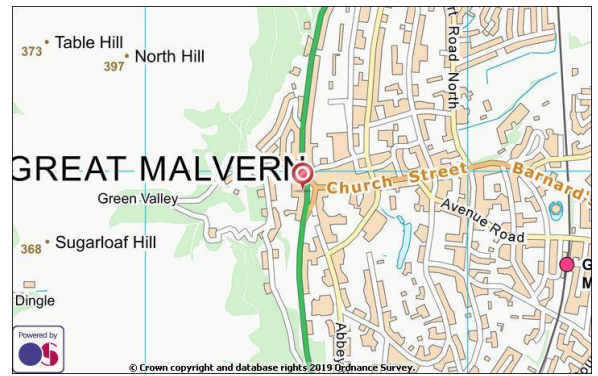
Vinyl flooring and partially tiled walls, close coupled WC and wash hand basin, shaving point, panelled bath with taps and shower connected. Extractor fan, sash glazed window to rear, radiator, ceiling light fitting.

### **Agents Note**

We have been informed that the lease prohibits the use of the property as holiday lets.

## Directions

From the agents office in Great Malvern continue on the A449 into Belle Vue Terrace and walk a short distance. The communal entrance to Belle Vue Mansions is to the side of TG Jones.



## 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 has 131 years remaining on the lease. The ground rent is £100 pa and the service charge is £97.90 per month (which includes buildings insurance and the ground rent).

## 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 formerly 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 C (74).



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