

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN EXCELLENTLY LOCATED, SPACIOUS GROUND FLOOR, TWO BEDROOMED APARTMENT CLOSE TO THE AMENITIES OF GREAT MALVERN AND AFFORDING FINE VIEWS TO THE MALVERN HILLS. IT SHOULD BE NOTED THAT THE PROPERTY IS BEING OFFERED TO CASH BUYERS ONLY DUE TO THERE BEING ONLY FIFTY NINE YEARS REMAINING ON THE LEASE. ENERGY RATING "C" NO CHAIN**

## Nether Grange Court - Guide Price £210,000

1 Nether Grange Court, 33 Albert Road North, Malvern, WR14 2TP





# 1 Nether Grange Court

## Location & Description

Located in the heart of the historic and elegant Victorian Spa town of Great Malvern and is within walking distance of a comprehensive 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 a mainline railway station only a short walk away and a regular bus service running nearby. Junction 7 of the M5 motorway at Worcester is just seven miles distant and Junction 2 of the M50 south of Upton upon Severn is approximately ten miles. The cities of Worcester (7 miles), Hereford (20 miles) and Cheltenham (approximately 25 miles) are within striking distance. 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 both only a few minutes away on foot.

## Property Description

1 Nether Grange Court is a centrally located ground floor apartment in a purpose built block. Originally constructed in the early 1980's.

The complex is situated on a prestigious road, set in generous communal grounds and affording from the front aspect westerly views to North Hill and the Malvern Hills.

The driveway continues to the side of the building where the garage for Apartment 1 is situated en-bloc.

Paved pedestrian paths lead from a pedestrian gate or the driveway, communal light points and a telephone entry controlled communal front door.

The door to apartment one is situated at ground floor level and opens to the spacious accommodation which is all on one floor and benefits from double glazing, gas central heating and use of the communal grounds.

It should be noted that there are fifty nine years remaining on the lease and it will be up to the new owner to renew this if required.

The accommodation in more detail comprises:

### Vestibule

Ceiling light point, radiator, wall mounted coathooks and multi-panelled glazed door opening to

### Entrance Hall

Radiator, ceiling light point, useful storage cupboard with shelving and radiator. Door to

### Dining Kitchen 3.35m (10ft 10in) x 3.20m (10ft 4in)

Double glazed window to rear. Fitted with a range of drawer and cupboard base units with roll edged worktop over and matching wall units. Stainless steel sink unit with mixer tap and drainer with cupboard under. Space and connection point





for electric cooker and fridge freezer. Tiled splashbacks, ceiling light point and radiator. Tiled floor. Glazed window to sitting room.

#### **Sitting Room 3.82m (12ft 4in) x 3.87m (12ft 6in)**

Positioned to the front of the apartment with double glazed window with fine views to the Malvern Hills. Ceiling light point, coving to ceiling, electric fire set into a feature fire surround and hearth. Radiator.

#### **Bedroom 1 2.63m (8ft 6in) x 5.04m (16ft 3in)**

Double glazed window to front with views. Ceiling light point and radiator. Range of fitted bedroom furniture including wardrobes, cupboards, shelving and bedside cabinets.

#### **Bedroom 2 3.35m (10ft 10in) x 3.28m (10ft 7in)**

A flexible and versatile space which could be used as a formal dining room, bedroom or office. Double glazed pedestrian door with double glazed window to side opening to and overlooking the rear communal garden. Ceiling light point and radiator.

#### **Bathroom**

Fitted with a low level close coupled WC, vanity wash hand basin with cupboard under. Worksurface with cupboards under and shelving. Fitted wall cupboard with mirrored doors over sink. Corner bath with thermostatically controlled shower over. Wall mounted electric fan heater. Ceiling light point. Tiled splashbacks and flooring. Aguaboard around bath and shower area. Wall mounted heated towel rail. Obscure double glazed window to rear. Ceiling light point.

#### **Outside**

Larger than average communal garden that have well stocked borders, a lawn and having views to the Malvern Hills. Small communal garden to rear where the property has a **SUMMER HOUSE**.

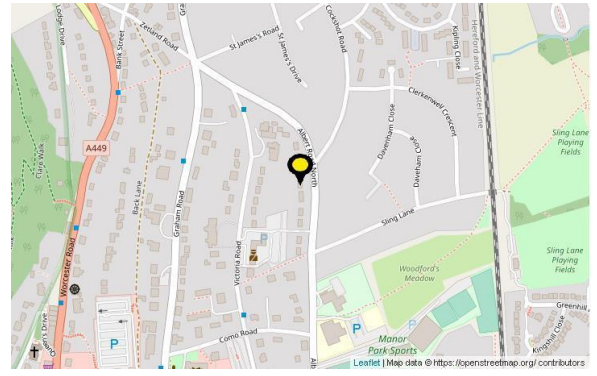
#### **Garage En-bloc**

Located on the private driveway. Visitor parking is also available.



## Directions

From the agents office in Great Malvern proceed south along the A449 Worcester Road towards Ledbury. Take the first left into Church Street and continue downhill for approximately 0.3 of a mile, crossing over the traffic lights, after which take the second left turn into Albert Road North. Proceed for 0.3 of a mile where the private driveway to Nether Grange Court will be found on the right.



## 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 property is held on a 99 year lease from 1983. (60 years remaining). Ground Rent £50.00 per annum. Current service charge £165.00 per month. It will be up to the new owner to renew the lease.

## 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

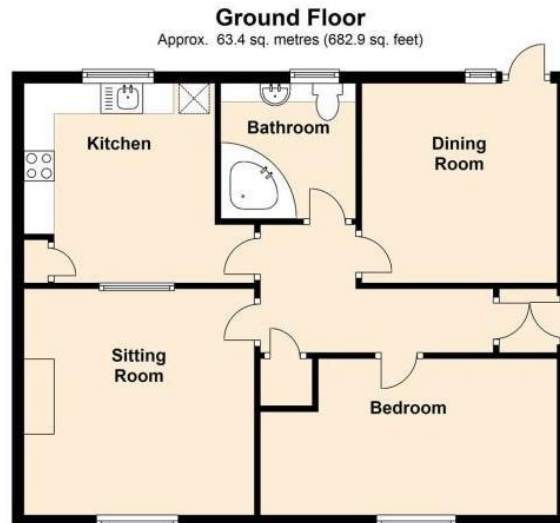
## Council Tax

COUNCIL TAX BAND "B"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is C (69).



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