



A WONDERFULLY POSITIONED AND BEAUTIFULLY PRESENTED TWO BEDROOMED, GROUND FLOOR, GRADE II LISTED, GARDEN APARTMENT SITUATED IN A HIGHLY CONVENIENT AND MUCH SOUGHT AFTER LOCATION. THE SPACIOUS ACCOMMODATION OFFERS GAS CENTRAL HEATING, AMPLE ALLOCATED PARKING, A GARAGE AND PRIVATE ENCLOSED GARDEN. ENERGY RATING "D"

1 Royal Oak Garden – Offers in Excess of £325,000

Worcester Road, Malvern, Worcestershire, WR14 1AH



1 Royal Oak Garden

Location & Description

Royal Oak Gardens is situated just quarter of a mile from the well served bustling centre of Malvern Link where there is an excellent range of amenities including shops, a bank, Lidl and Co-op supermarkets, takeaways, a variety of public houses and two service stations. A similar distance away is Malvern's main retail park where there are a number of familiar high street names including Marks and Spencer, Boots, Next, Cafe Nero and a Morrisons superstore. The wider facilities of the cultural and historic Spa town of Malvern are just under a mile distant. Here there is a comprehensive range of shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the splash leisure pool and gymnasium.

Transport communications are excellent. There is a mainline railway station within walking distance in Malvern Link itself and Junction 7 of the M5 motorway south of Worcester is just seven miles. Educational facilities are second to none. Malvern is well known for the quality of its schools in both the private and state sectors and at primary and secondary levels and the property is within easy reach of all of them.

For those who enjoy outdoor life Malvern Link common is only a short walk away and the Malvern Hills are about five minutes by car.

Property Description

1 Royal Oak Gardens is a two bedroomed ground floor apartment in a Grade II Listed building located close to local amenities and transport networks. The building was previously a Pub and was converted in 2002 to three apartments.

The key selling points of this property are the spacious and well presented accommodation at ground floor level and its private enclosed garden. Approached via a shared driveway leading off Worcester Road and continuing behind the apartment to two allocated parking spaces and a single garage. From the gravelled parking area, a paved pedestrian path leads to a double glazed wooden door under a glazed storm porch with pitched roof, sensorised light point to side and opening to the accommodation that benefits from gas central heating and refurbished sash windows.

The accommodation extends to approximately 1023 sq. ft. To the front of the building is the original front door set under a Victorian storm porch facade which opens into the vestibule (described later).

The accommodation in more detail comprises:

Dining Kitchen 4.28m (13ft 10in) x 3.49m (11ft 3in)

Double glazed sash window with shutters. Inset ceiling spotlights, coving to ceiling. A modern kitchen fitted with a range of cream front drawer and cupboard base units with roll edged worktop over. Range of integrated appliances including a Smeg four ring stainless steel gas HOB with extractor over and eye level Zanussi DOUBLE OVEN as well as a DISHWASHER. Space and connection point undercounter for washing, machine and space for a full height fridge freezer. Set into the worktop is a stainless steel sink with mixer tap over. Glass splashbacks. Radiator. Door to entrance hall and further door to





Living Room 6.12m (19ft 9in) x 3.18m (10ft 3in)

A fine dual aspect room enjoying a sash window as well as glazed wooden French doors opening to and overlooking the garden. Coving to ceiling, two ceiling light points, radiators. Living Flame effect gas fire set into a feature fire surround with mantle and hearth. Glazed double doors open to

Conservatory 2.94m (9ft 6in) x 2.32m (7ft 6in)

Positioned to the westerly aspect of the house and overlooking the side garden through double glazed windows to three sides that incorporate double wooden double glazed doors opening to the garden. Wall light point and power.

Entrance Hall

Access to the front vestibule as well as the principal bedrooms and bathroom. Two ceiling light points, coving to ceiling, radiator.

Vestibule

Double glazed wooden front door opening to the storm porch with glazed fanlight over. Ceiling light point.

Bedroom 1 3.61m (11ft 8in) x 3.20m (10ft 4in)

A generous double bedroom enjoying a glazed sash window with secondary glazing. Ceiling light point and radiator.

Bedroom 2 3.18m (10ft 3in) x 3.56m (11ft 6in)

A further double bedroom with double glazed sash window with secondary glazing. Ceiling light point and radiator. Two sets of double wardrobes set into alcove with hanging space and cupboards over.

Shower Room

Modern suite of white low level WC, pedestal wash hand basin and walk-in shower enclosure with thermostatically controlled shower over. Glazed sash window to side with shutters. Ceiling light point and wall mounted extractor fan. Chrome, wall mounted heated towel rail. Tiled splashbacks. Airing cupboard with recently installed boiler (2021). Shelving and radiator.

Outside

The property benefits from a private garden to the front and side of the apartment. It is predominately laid to lawn with a patio area, flower border and shrubbery along with a Plum and Pear tree and a Grapevine. All enclosed by a fenced, hedged and walled perimeter with pedestrian access to front and rear.

When facing the rear of the property and just to the left of the door to the kitchen is a access to the cellar which is enclosed by a railed perimeter and gate. From here steps descend to

Cellar 7.36m (23ft 9in) x 3.30m (10ft 8in)

An excellent area for storage and benefitting from light and power.

Garage 5.11m (16ft 6in) x 2.53m (8ft 2in)

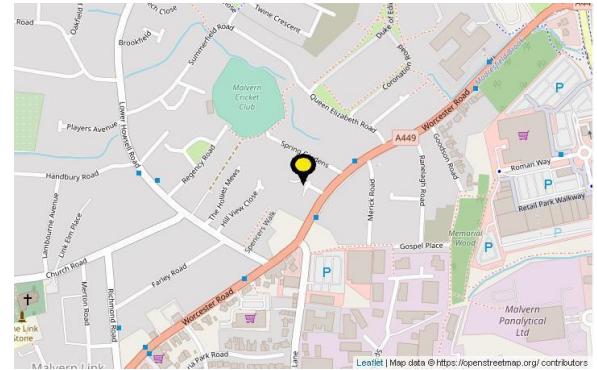
Up and over door to front, light and power and parking space in front.

There is a further parking space on the approach to the property being the right hand space adjoining Flat 2's garage wall.



Directions

From the Great Malvern town centre proceed north along the A449 towards Worcester passing Malvern Link common on your right and the fire and railway stations on your left. Continue into the centre of Malvern Link passing straight over a set of traffic lights. Continue to the next set of traffic lights, carrying straight on past a Texaco filling station. After approximately 300 yards you will see the entrance to Royal Oak Garden on your left hand side. Proceed into the cul-de-sac and follow the drive around to the left where the garage and parking for 1 Royal Oak Gardens will be found on the left hand side.



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 999 year lease from 1st January 2002. The apartment holds a share of the freehold. Maintenance cost are shared on a "as and when" basis by all owners in this block.

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

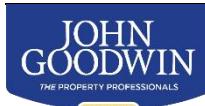
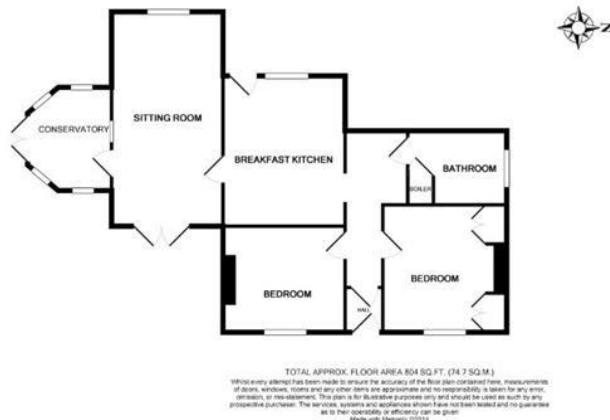
Council Tax

COUNCIL TAX BAND "C"

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

EPC

The EPC rating for this property is D (68).



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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN

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