

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## Apartment 2, Portobello Court, 56, Albert Park Road, Malvern. WR14 1RH

Guide Price **£230,000**

A Beautifully Positioned And Presented Ground Floor Two Bedroom Apartment Within This Purpose Built And Modern Block Situated At Ground Floor Level With Allocated Parking, Double Glazing And Gas Central Heating. No Chain. EPC Rating C

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**



Regulated by

**RICS**

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13 Worcester Road, Malvern, Worcestershire, WR14 4QY  
Offices also at Ledbury, Colwall, Upton, Ross-on-Wye Office & London



**Location** - The property enjoys a convenient location close to the bustling centre of Malvern Link where there is a comprehensive range of amenities including shops, a Post Office, Co-op and Lidl supermarkets, Doctors and Dental surgeries, a Church and two service stations. More extensive facilities can be found in the nearby retail park off Townsend Way where there are a number of High Street names including Marks & Spencer and Boots. The historic and cultural spa town of Great Malvern is only about half a mile away. Here there is a full range of shops, a Waitrose supermarket, Lloyds Bank, Malvern Theatre and Cinema Complex and the Splash leisure pool.

Transport communications are excellent. The property is within walking distance of Malvern Link railway station which has links to London Paddington, Worcester, Birmingham, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about eight miles distant.

For those who enjoy walking or outdoor activity, Malvern Link common is only a few minutes away on foot and the full range of the Malvern Hills is five minutes my car.

**Property Description** - 2 Portobello Court is a wonderfully presented ground floor apartment which has been in the current owners ownership since the building was built some nineteen years ago. One of the key selling points of number 2 is the fact of its ease of access being situated on the ground floor from the car park and close to the communal front door. Once inside the building the apartment has no further steps and is ideal for clients looking for accommodation all on a single storey.

This conveniently situated apartment benefits from double glazing and gas central heating and has the benefit of the use of the communal grounds and allocated car parking space.





The apartment's parking area is accessed from Quest Hills Road via an entrance between the Malvern stone wall and allowing parking for residents, where apartment 2 has one allocated car parking space.

From the driveway steps lead up to the communal front door with intercom entry system and opens to the communal hallway where the private front door for apartment 2 is positioned, giving ease of access into the apartment itself.

The living accommodation comprises in more detail of

**Entrance Hall** - Enjoying a ceiling light, radiator, telephone entry system giving remote entry to the communal front door. Oak veneered doors open through to the dining hallway and bathroom (described later). Coving to ceiling, radiator and door opening through to

**Bedroom 2** - 3.56m x 2.64m (11'8" x 8'8") - Being a versatile double bedroom with double glazed window, ceiling light point and radiator.

**Bathroom** - Fitted with a modern three piece suite consisting of a white low level WC and pedestal wash hand basin with mixer tap and panelled bath with mixer tap. Wall mounted heated towel rail, floor and walls finished in complimentary tiling. Light with shaver point over sink. Inset ceiling spotlights and ceiling mounted extractor fan.

**Dining Hall** - 2.21m x 2.46m (7'3" x 8'1") - Accessed from the entrance hall, currently set up as the owners dining space with ceiling light point and coving to ceiling. Radiator. Door to sitting room and master bedroom (described later). A glazed and oak veneered wooden door opens through to





**Kitchen** - 3.15m x 2.16m (10'4" x 7'1") - Fitted with a range of cream fronted Shaker style drawer and cupboard base units with chrome handles and a rolled edge worktop over with matching wall units with underlighting. Set beneath the double glazed window is a one and a half bowl stainless steel sink unit with mixer tap and drainer. There is a range of integrated appliances including a four ring stainless steel gas HOB with extractor over and single OVEN under, WASHING MACHINE, DISHWASHER and FRIDGE FREEZER. Inset ceiling spotlight, radiator, tiled splashbacks and floor. Ideal Logic Combi C30 wall mounted boiler enclosed in a matching cupboard.

**Sitting Room** - 4.52m x 3.3m (14'10" x 10'10") - A lovely space enjoying a double glazed window with coving to ceiling and radiator. A focal point of the room is an electric fire set into a feature fire surround with marble effect back and hearth. Radiator.

**Master Bedroom** - 3.05m x 3.3m (10'0" x 10'10")(minimum) - A further bedroom with double glazed window. Fitted double wardrobe with hanging and shelf space. Ceiling light point, radiator and door opening through to

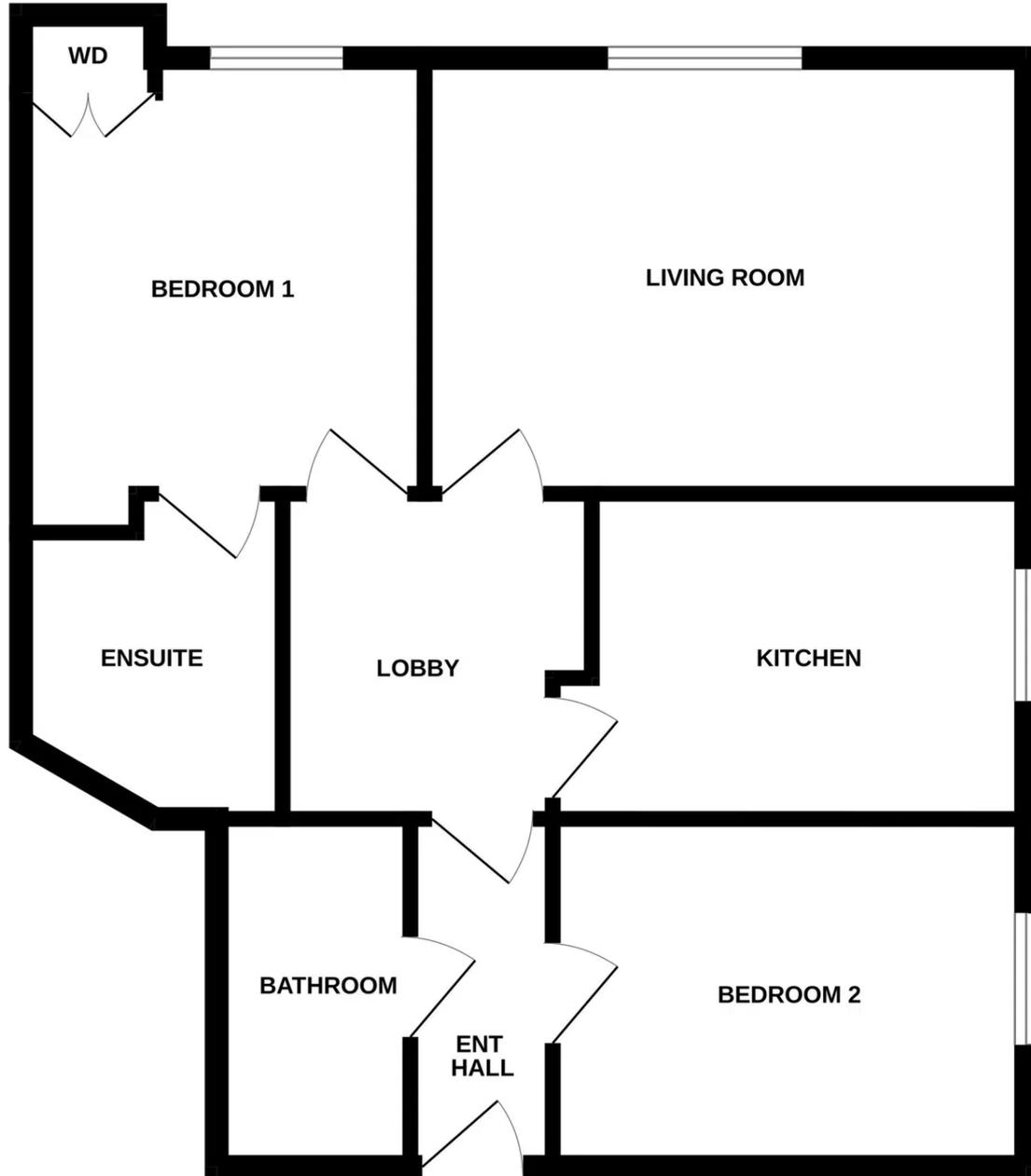
**Ensuite** - Fitted with a low level WC, pedestal wash hand basin with mixer tap with mirror and light over with shaver point. Corner shower enclosure with thermostatic controlled shower. Floor and walls in complimentary tiling. Inset ceiling spotlights, ceiling mounted extractor fan, wall mounted heated towel rail.

**Outside** - The property has managed small communal gardens enclosed by a Malvern stone wall for the majority. Paved and planted beds surround the property with a brick wall and wrought iron fence to the front of the property with pedestrian gate giving access onto Albert Park Road.

**Agents Note** - It should be noted that the vendors have informed us that pets are allowed, as well as shorthold tenancies, however there are to be no holiday lets within the complex



**GROUND FLOOR**  
646 sq.ft. (60.0 sq.m.) approx.



APT 2 PORTOBELLO COURT

TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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**Agents Note 2** - Buyers should be aware that there is a historic crack in the building which has been monitored and is currently classed as benign.

**Directions** - From the agent's office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link for approximately half a mile. At the first set of traffic lights at Link Top continue straight on bearing right down hill with Malvern Link common on your right hand side. After another 500 yards you will pass through another set of lights, take the first turn left after these lights into Albert Park Road. Take the fourth turning right into Quest Hills Road and the entrance to the carpark can be found immediately on the right hand side.

**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 infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

**Tenure** - The property is Leasehold with 999 years on the lease from 1st March 2007. It should be noted that the owners own a share of the freehold, along with the other six apartments. Service Charge is currently £110 per calendar month, due to be reviewed in March 2026.

**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 (75)

**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.