

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Flat 6, Victoria Court, Victoria Road, WR14 2TE

Offers Over **£110,000**

An Extremely Well Positioned One Bedroom Apartment In A Prime Malvern Location Offering Excellent Lifestyle Or Investment Purchase, Allocated Parking Space And A View Towards The Malvern Hills. Gas Central Heating And Double Glazing. Offered With No Onward Chain. EPC "D".

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

01684 892809

Malvern Office
malvernsales@johngoodwin.co.uk
www.johngoodwin.co.uk
@JGoodwinFRICS



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



The property is located in arguably one of Great Malvern's premier locations approximately half a mile from the town centre and therefore within walking distance of a full range of amenities including shops, banks, Waitrose supermarket and the renowned theatre complex and the Splash leisure pool and gymnasium. The property sits within a conservation area.

Transport communications are excellent with a mainline railway station, again within walking distance offering direct links to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway and Junction 1 of the M50 motorway at Worcester and Upton are both within easy commuting distance.

Educational facilities are second to none in both the state and private systems at primary and secondary levels. The elegant grounds of Malvern College are virtually on the doorstep and Malvern St James Girls School is only a few minutes away on foot and The Chase High School is less than half a mile away.

A superb opportunity to acquire this well positioned one bedroom apartment in a prime Malvern location offering an excellent lifestyle or investment purchase. The property enjoys a desirable setting with a view towards the Malvern Hills providing an attractive outlook rarely found in properties of this type. Internally the apartment presents a blank canvas ready for a buyer to personalise to their own taste while being perfectly ready to move straight into.

The accommodation is well laid out and practical making it an ideal lock up and leave or first time purchase. Additional benefits include an allocated parking space adding convenience in this sought after area and offered to the market with no onward chain the property ensures a smooth straightforward purchase process along with the benefits of intercom telephone system. It is a fantastic opportunity to secure a low maintenance home and early viewing is highly recommended.





The accommodation in more detail comprises of:

Sitting Room - 4.85m x 2.95m (15'11" x 9'8")

Carpet, two double glazed windows, intercom system, radiator, four wall lights, two storage cupboards open to the kitchen, doors to the bedroom and bathroom.

Kitchen - 2.9m x 1.42m (9'6" x 4'8")

Tiled floor and partially tiled walls, range of base and eye level units, OVEN and gas HOB, extractor fan over, double glazed window, space for washing machine, stainless steel sink, boiler and spotlights.





Bedroom - 3.53m x 1.98m (11'7" x 6'6")

Space for double bed, carpet, double glazed window, four wall lights, radiator.

Bathroom

Tiled floor, partially tiled walls, panelled bath with shower over, close coupled WC, pedestal wash hand basin, spotlights, extractor fan, chrome heated towel rail.





Directions

From the centre of Great Malvern at the traffic lit junction of Church Street and Graham Road proceed downhill along Church Street taking the second left turn into Victoria Road. Continue along Victoria Road to the junction of Albert Road North where the apartment block can be found on the right hand side as indicated by the agent's for sale board.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

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.





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.