

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Flat 3, 111 Church Street, Malvern. WR14 2AJ

Guide Price **£75,000**

A Centrally Located One Bedroomed Apartment Offering Well Presented Accommodation In This Highly Convenient Location, Offered With No Onward Chain. EPC Rating "E"

Bedrooms: 1 | 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 - 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.

Description - This apartment is a wonderfully located property in the heart of the historic hillside town of Great Malvern. The property itself is situated on the third floor of this historical building accessed via a communal front door with stairs leading up to the private door for the apartment itself.





In previous years the property has undergone a programme of refurbishment offering modern living environment in this central and highly convenient location.

The living accommodation in more detail comprises:

Entrance Hall - Ceiling light point, wall mounted thermostat for the electric heaters, oak veneer doors leading through to the bedroom, bathroom and living space. Throughout this area there is wood effect flooring which flows through into

Living Area - 2.54m x 5.56m (8'4" x 18'3") (maximum into dormer window) - Having a glazed dormer window to front with a southerly aspect looking up to the Malvern Hills, a feature cast iron fireplace and inset ceiling spotlight and also wall light point. A modern electric wall mounted Dimplex heater and a useful breakfast bar with cupboards under and a display cabinet over. Airing cupboard housing the hot water cylinder and an entrance leads through to

Kitchen - 3.33m x 1.55m (10'11" x 5'1") - Fitting with a range of Shaker style drawer and cupboard base units with worktop over and incorporating a four ring electric HOB with extractor over and oven under. Integrated FRIDGE and WASHING MACHINE. A one and a half bowl sink unit with mixer tap is set into the dormer window overlooking the Severn Valley and to the Malvern Hills. Tiled splashbacks, inset ceiling spotlights, continued wood effect flooring.

Bedroom 1 - 5.79m x 2.62m (19'0" (maximum) x 8'7" (maximum into dormer) - Having a glazed dormer window to front with glimpses of the Malvern Hills. Ceiling and wall light points, wall mounted electric Dimplex heater. Double wardrobe incorporating hanging and shelf space.






Shower Room - Fitted with a modern suite consisting of a white low level WC and pedestal wash hand basin with mixer tap, shower enclosure with thermostatic dual headed rainfall and hand held shower over. Splashbacks in complimentary tiling. A dormer window with views.

Directions - From the John Goodwin Malvern office proceed south along the A449 Worcester Road towards Ledbury and after a short distance, just after the pedestrianised crossing take the left hand fork into Church Street. Proceed down the hill to the traffic light controlled crossroads where you continue straight over and the property can be found immediately afterwards on the left hand side. The doorway to the property is situated between Tunics Plus and Bay Leaf.

Services- We have been advised that mains 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 lease is 125 years from 25th December 1987. The ground rent is £60 pa but may increase to £150 at some point. The service charge is £789.75 every 6 months and There is also a contribution to the buildings insurance which is approximately £550 annually.

Viewing - By appointment to be made through the Agent's Malvern Office, Tel:

01684 892809 





Council Tax - COUNCIL TAX BAND "A"

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 E (40)

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.