

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A FANTASTICALLY POSITIONED TWO BEDROOMED MAISONETTE OFFERING WELL PRESENTED AND SPACIOUS ACCOMMODATION WITHIN THIS PURPOSE BUILT COMPLEX IN A CONVENIENT AND SOUGHT AFTER AREA.
EPC RATING "E"**

5 College Mews - Guide Price £165,000

Somers Road, Malvern, Worcestershire, WR14 1JD



5 College Mews

Location & Description

Enjoying a convenient location within one of Malvern's premier roads close to the common in Malvern Link. The amenities in the Victorian town of Great Malvern are close by and offer a range of independent shops, Waitrose supermarket, eateries, public houses, community facilities and the renowned theatre and cinema complex with concert hall. Further amenities are available within walking distance in Malvern Link and also at the retail park on Townsend Way which has a number of high street names including Marks & Spencer, Morrisons, Boots and Next.

Educational needs are well catered for with the area having a number of highly regarded schools at both primary and secondary level in both the state and public systems including The Downs and Elms in Colwall as well as Malvern College and Malvern St James Girls' School in Great Malvern.

Transport communications are excellent with a mainline railway station at Malvern Link being within walking distance and offering connections to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester brings the Midlands and south west into an easy commute.

Property Description

Apartment 5 College Mews is a first floor maisonette positioned in a purpose built complex of five similar properties. It offers well presented accommodation benefitting from double glazing and Fischer electric zone controlled panel heaters as well as some storage heaters.

From Somers Road a pedestrian path with railings to each side leads to the private front door of Apartment 5 which opens to the accommodation that offers an entrance porch, landing, living room, fitted kitchen, two bedrooms and a bathroom.

The accommodation in more detail comprises:

Entrance Hall

Accessed via an obscure double glazed composite front door with matching windows to side. Wall light point. Stairs to first floor with stair lift and obscure double glazed window. At the top of the stairs an obscure glazed wooden door opens to

Hallway

Ceiling light point, wall mounted electric storage heater, hardwired smoke alarm. Cloaks cupboard and doors to

Living Room 6.12m (19ft 9in) x 4.44m (14ft 4in)

A generous room flooded with natural light through the two double glazed windows. Ceiling light point, wall lights, coving to ceiling. A focal point of the room is the electric fire set into a feature wooden fire surround with marble effect back and hearth. Throughout the property there are Fischer electric panel heaters which are controlled in independent zones of which the living room is one offering two of these units.





Kitchen 3.46m (11ft 2in) x 2.73m (8ft 10in)

Fitted with a range of drawer and cupboard base units with roll edged worktop over and matching wall units incorporating shelving. Set beneath a double glazed window to rear with views over Malvern Link station to the common and the Severn Valley beyond is a one and a half bowl stainless steel sink unit with mixer tap, drainer and waste disposal unit. Space and connection point for washing machine and space for fridge. The current owners will be leaving a slimline **DISHWASHER**. Range of integrated appliances including a four ring electric **HOB** with extractor over and single **OVEN** under. Ceiling light point, tiled splashbacks, electric storage heater.



Bedroom 1 2.89m (9ft 4in) x 5.01m (16ft 2in)

A generous double bedroom benefitting from a range of fitted wardrobes and bedroom furniture including drawers sets and cupboards. Double glazed window to front, ceiling light point, wall mounted Fischer electric panel heater with independent zone. Shelving to each side of bed space with sensed light points under.

Bedroom 2 4.42m (14ft 3in) x 3.20m (10ft 4in)

Double glazed window to rear. A flexible and versatile space which has been used as a bedroom and office area by the current owners. Fitted with a range of bedroom and office furniture including wardrobes, cupboards, shelves and desk. Electric storage heater under desk. Ceiling light point.

Shower Room

Fitted with a white suite of low level WC, pedestal wash hand basin with mixer tap, bidet and walk-in shower enclosure with electric shower over. Tiled walls and floor. Ceiling light point, obscure double glazed window. Mirror with light point and shaver point. Wall mounted electric Fischer panel heater. Airing cupboard housing the hot water cylinder with boost electric pump and useful shelving. Ceiling light point.



Outside

To the rear of the property there are communal grounds, mainly laid to hardstanding with shrub beds displaying colour and vibrance throughout the year, interspersed with mature specimen trees and overlooking Malvern Link railway station and to the common beyond.

It should be noted that the front garden are for the ground floor apartment only.



Positioned to the left of the complex is a residents parking area which includes garages of which Apartment 5 owns one garage. The owners can also park directly in front of the garage with agreement through the management company.

Directions

From the John Goodwin 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 downhill with Malvern common on your right hand side. Pass through another set of lights and take the next left turn into Albert Park Road. Take the second right turn onto Somers Road and the property will be found at the end of the road just before the turning onto Howsell Road.



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 property is held on a 200 year lease from 2016. The apartment owns a 1/5th share in the freehold of the property and has a service charge is £120.00 per calendar month to include buildings insurance.

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 "B"

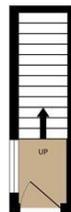
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is E (49).

GROUND FLOOR
87 SQ. FT. (8.1 SQ. METERS)

1ST FLOOR
87 SQ. FT. (8.1 SQ. METERS)



TOTAL FLOOR AREA: 922 sq. ft. (85.7 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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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.

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