JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981

Flat 3, 5 Victoria Road, Great Malvern, WR14 2TE

Guide Price £170,000

A Refurbished And Modernised One Bedroom Apartment Within An Attractive Converted Victorian Property Effortlessly Blending Period Charm With Modern Living Benefitting From Allocated Off Road Parking, A Lovely Outlook Towards The Malvern Hills, Situated Within A Prime Residential Area Within Walking Distance Of Great Malvern's Amenities. EPC "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

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.

Description

Tucked away within an attractive converted Victorian building this beautifully presented one bedroom first floor apartment effortlessly blends period charm with modern living boasting high ceilings, an abundance of natural light throughout, offers an inviting and airy.

Recently modernised and refurbished to a good standard the apartment is presented in turnkey condition making it an ideal purchase for those seeking a stylish home ready to move straight into and the well proportioned accommodation has been thoughtfully updated whilst retaining character features. Externally the property benefits from allocated off road parking, a valuable addition in this highly sought after location.

The apartment could be perfect as a main residence, investment or lock-up and leave combining convenience, comfort and timeless appeal.

The accommodation in more details comprises:

Entrance Hall

Wood effect flooring, doors to all rooms, ceiling light fitting.

Sitting Room - 5.13m x 4.42m (16'10" x 14'6")

Carpet, three dual aspect double glazed windows with a lovely outlook up towards the Malvern Hills, electric radiator, ceiling light fitting.

Kitchen - 3.15m x 2.44m (10'4" x 8'0")

Continued wood effect flooring with a range of base and eye level units, worktop, stainless steel sink and drainer, OVEN and electric HOB with extractor fan. Space for washing machine, ceiling light fitting and double glazed window with a lovely outlook.

Bedroom - 3.45m x 3.38m (11'4" x 11'1")

Carpet, dual aspect double glazed windows, ceiling light fitting, electric radiator, built-in wardrobes with mirrored door.

Bathroom

Vinyl flooring, airing cupboard, 'P' shaped bath with electric shower, pedestal wash hand basin, close coupled WC, obscured double glazed window, chrome heated towel radiator, electric mirror.

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 for approximately 0.2 miles where the property can be found on the left hand side as indicated by the agents for sale board.

Services

We have been advised that mains electric, 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.

Front Page

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The accommodation in more details comprises:

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.