Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411



1 Royal Oak Gardens, Malvern, WR14 1AH

Asking Price
£285,000

1 Royal Oak Gardens is an immaculately presented, two bedroom ground floor garden apartment, in a handsome Grade II Listed building and offers a fairly unique proposition with single floor ground floor living, generous personal garden space and storage in the form of a cellar and a garage. Comprising; entrance and hallway with the main original pillared front door, generous kitchen dining room, sitting room, conservatory giving access to the garden, two double bedrooms and a contemporary shower room. The property has a private cellar, garage and allocated off road parking spaces. The gardens to the property extend to the front and the side and are private, secure and easily maintained. The property is also very well positioned for bus and train links as well as for shops, close proximity of doctors, dentist and local hospital amenities. Must be viewed to appreciate the position, outside space and spacious accommodation on offer. The property further benefits from a 1/3 share of the freehold and no service charge or ground rent! Please speak to the agents for further details.







1, Royal Oak Gardens, Malvern, WR14 1AH











ENTRANCE HALLWAY
Double glazed wooden front door opening to the storm porch with glazed fanlight over.

HALLWAY
Access to the front entrance as well as the principal bedrooms and bathroom, radiator.

DINING KITCHEN 13'11" x 11'4" (4.26m x 3.47m)
Rear aspect with double-glazed sash window with shutters. External back door to covered area, path to parking and garage, as well as access to the cellar door. A modern kitchen fitted with a range of eye and base level units, with roll edged worktop over. Range of integrated appliances including a Smeg four ring stainless steel gas hob with extractor over and a Zanussi double oven and dishwasher. Space for undercounter washing machine and space for a full height fridge freezer. Set into the worktop is a stainless-steel sink with mixer tap over, glass splashbacks, radiator. Door to entrance hall and further door to:

SITTING ROOM 19'8" x 10'4" (6.01m x 3.15m)
Dual aspect room enjoying a sash window as well as glazed wooden French doors opening to and overlooking the garden, Living Flame effect gas fire set into a feature fire surround with mantle and hearth. Glazed double doors open to:

CONSERVATORY 9'9" x 7'0" (2.98m x 2.15m)
Positioned to the westerly aspect of the house and overlooking the garden through double glazed windows to three sides, double wooden double glazed doors open to the garden.

BEDROOM ONE 11'8" x 9'8" (3.58m x 2.95m)
A double bedroom with front aspect sash window with secondary glazing, two sets of double wardrobes set into alcove with hanging space and cupboards over, radiator.

BEDROOM TWO / STUDY 10'3" x 10'8" (3.13m x 3.27m)
Front facing aspect sash window with secondary glazing, radiator.

SHOWER ROOM 6'7" x 9'8" (2.01m x 2.96m)
Side aspect obscured sash window to side with shutters, low level WC, pedestal wash hand basin and walk-in shower enclosure with thermostatically controlled shower over, extractor fan, chrome heated towel rail, tiled splashbacks, airing cupboard with recently installed Worcester boiler (2021). with shelving and radiator.

OUTSIDE
The property benefits from private gardens to both the front and side of the apartment, with direct and personal access. It is mostly laid to lawn with a patio seating area, flower border and shrub planting along with a Plum and Pear tree and a Grapevine. All enclosed by a fenced, hedged and walled perimeter with secure pedestrian access to front and rear. When facing the rear of the property and just to the left of the door to the kitchen is a access to the cellar which is enclosed by a railed perimeter and gate. From here steps descend to:

CELLAR
Externally accesses, via a cellar door, with railings around, steps down to an excellent dry space for storage with light and power.

GARAGE 16'10" x 8'4" (5.15m x 2.55m)
Up and over door to front, light and power with a parking space in front. There is a further parking space on the approach to the property being the right hand space adjoining Flat 2's garage wall. Details on request.

LEASE DETAILS
We are advised (subject to legal verification) that the property is Leasehold with a Share of the Freehold. The property is held on a 999 year lease from 1st January 2002. The apartment holds a 1/3 share of the freehold. Maintenance costs for the small amount of communal areas are shared on a ''as and when'' basis by all owners in this block. Each apartment has responsibility for their own area and so there are no additional service charge or ground rent.

DIRECTIONS
From the Great Malvern town centre proceed north along the A449 towards Worcester passing Malvern Link common on your right and the fire and railway stations on your left. Continue into the centre of Malvern Link passing straight over a set of traffic lights. Continue to the next set of traffic lights, carrying straight on past a Texaco filling station. After approximately 300 yards you will see the entrance to Royal Oak Garden on your left hand side. Proceed into the cul-de-sac and follow the drive around to the left where the garage and parking for 1 Royal Oak Gardens will be found on the left hand side. For more details or to arrange a viewing, please contact our Malvern office on 01684 561411.

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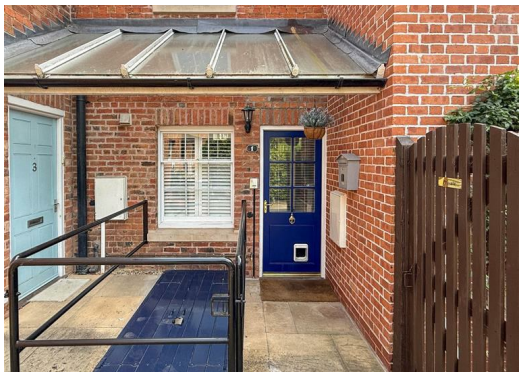
LOCATION
Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.

ASKING PRICE
£285,000











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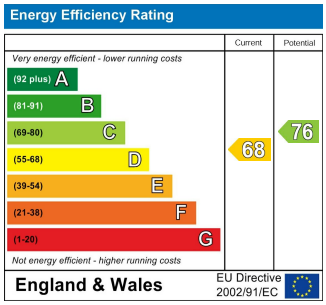
TENURE: We understand the property to be Leasehold, with a Share of Freehold, but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement.

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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