Denny & Salmond

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Residential Sales & Letting Agents

Apartment 3 Lawnside

Great Malvern, WR14 3AH

Located in the heart of Great Malvern, this spacious ground floor apartment within the elegant building of Lawnside, offers generous room sizes, with lovely high ceilings throughout. In brief the accommodation comprises, communal entrance, entrance hall, cloakroom, large living room, kitchen dining room, double bedroom and shower room. The property further benefits from gas central heating, allocated parking, use of cellar storage area and extensive, mature communal gardens. Offered for sale with no onward chain. EPC Rating D

Guide Price £235,000

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Lawnside is one of Great Malvern's most elegant buildings. Formerly an independent school for girls from 1885 to 1994. Famous visitors include Lord Tennyson, Sir Bernard Shaw and Sir Edward Elgar. In the mid 1990's the property was sympathetically converted into nine spacious apartments which retain many period features.

Communal Entrance

Communal Entrance into an impressive hallway. Doors off to all ground floor apartments and a staircase and lift rise to the upper floors. Apartment 3 is located on the ground floor.

Entrance Hall

With doors off to all rooms, intercom telephone and wall mounted electric fuse box. Radiator and coving to ceiling.

Living Room

20'11" x 19'4" narrowing to 14'9" (6.4m x 5.9m narrowing to 4.5m)

A grand Living Room with two sash windows to the front aspect and a further sash window to the side aspect. Three radiators, ceiling and wall lighting and coving to ceiling.

Kitchen Dining Room

14'5" x 13'9" (4.4m x 4.2m)

Kitchen Area

The Kitchen Area is fitted with a range of base and eye level units with working surfaces and tiled splashback. Stainless steel sink unit with drainer and mixer tap, washing machine, dishwasher and tall fridge freezer. Single electric oven with four ring gas hob and extractor above. Wall mounted Worcester combination boiler, spotlights to ceiling and tiled flooring. Sash window to the front aspect.

Dining Area

The Dining Area has a further sash window to the front aspect and radiator. Coving to ceiling.

Cloakroom

Fitted with a white suite comprising, low flush WC and pedestal wash hand basin with tiled splashback and mirror above. Radiator and obscured glazed sash window to the front aspect. Coving to ceiling.

Double Bedroom

17'2" x 12'11" (5.25m x 3.95m)

With wall and ceiling lighting, two sash windows to the rear aspect. Radiator and coving to ceiling.

Shower Room

6'10" x 6'0" (2.10m x 1.83m)

Fitted with a white suite comprising low flush WC and pedestal wash hand basin. Shower cubicle with multi-jets to the sides and waterfall effect shower head above. "Ladder" style radiator, partially tiled walls and extractor to ceiling.

Door to the Airing Cupboard housing slatted shelving for storage and radiator.

Communal Gardens

Lawnside is approached via an elegant pillared entrance with a sweeping tarmac driveway which provides visitors parking to the left and residents allocated parking to the right.

A particular feature of Lawnside are the beautifully maintained extensive grounds which are for the benefit of all the residents and extend to both the front and side of the building with a series of linking and winding pathways leading to a large area of level lawn with mature shrubs, borders and rockeries. Views towards the Malvern Hills can be enjoyed from here.

To the rear of the property, is a sheltered paved patio. From the patio a series of steps lead down to the Cellar which has electric lighting and is sufficiently dry to provide an allocated storage area.

Directions

From our office on Worcester Road proceed right and then left along Church Street, continuing across the traffic lights. Turn right into Avenue Road and second right into Albert Road South. Lawnside can be found on the left hand side.

Council Tax

We understand that this property is council tax band D.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Leasehold

Our client advises us that the property is Leasehold with a 1/9th Share of Freehold on a 999 year Lease commencing in 1990's. We understand that there a monthly service charge of £250.

Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

Money Laundering Regulations

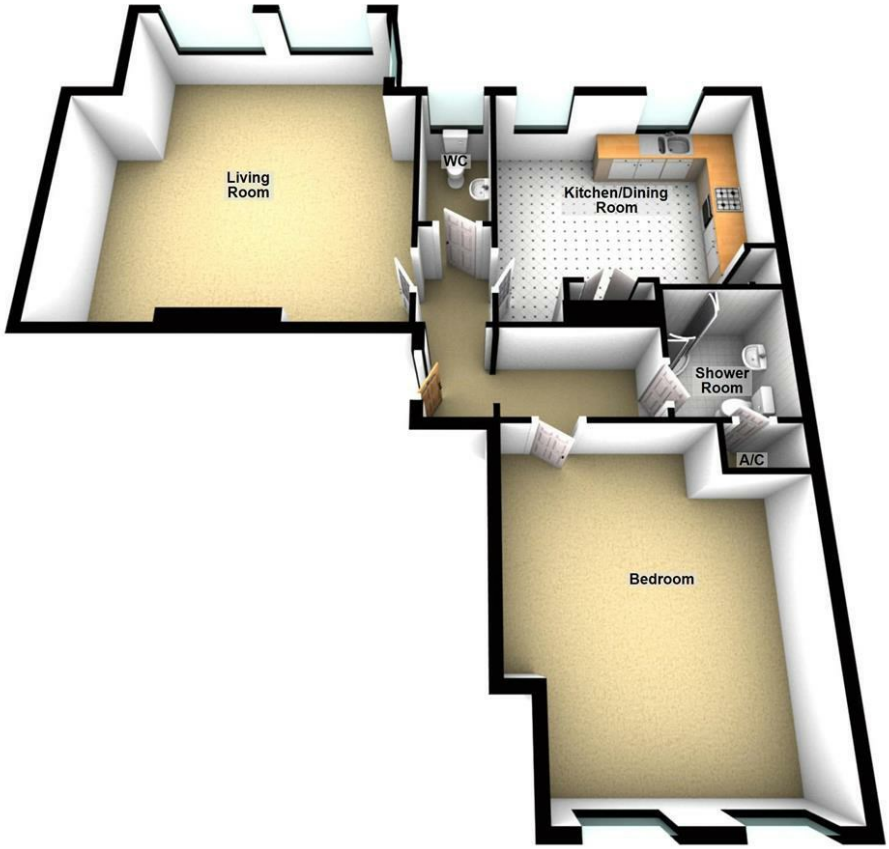
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Disclosure

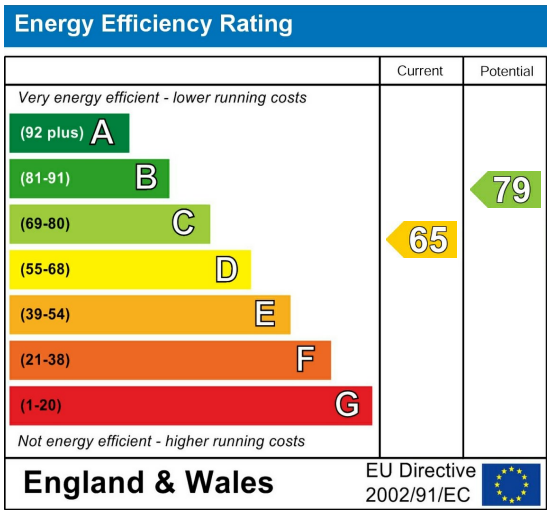
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Floor Plan

Ground Floor



Apartment 3, Lawnside, Albert Road South, Malvern



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