



**31 Park View Abbey Road, Malvern, WR14 3HG**

**£289,950**

A spacious duplex apartment/townhouse within the prestigious Park View apartments, centrally located in Great Malvern. This unique property has its own entrance and is arranged over two floors, with accommodation that includes; porch, hallway, three bedrooms, master with en-suite shower room and a further bathroom. Upstairs is a spacious landing/hallway with access into the larger communal entrance, large sitting room, fitted kitchen with views of Malvern Priory and a utility room. The property is centrally heated and well presented throughout. Park view is ideally located for all the facilities and amenities of Great Malvern, with the famous theatre and Winter Gardens on the doorstep, as well as the railway station and Splash leisure centre. Offered with no chain, this is an ideal property for downsizing, investment or second home purposes. Viewing is highly recommended.





# 31 Park View, Abbey Road, Malvern, Worcestershire, WR14 3HG

## LOCATION

Park View enjoys a sought after location in one of Malvern's most central and recognised locations. Only five minutes walk from the centre of Great Malvern where there is a comprehensive range of amenities including shops, banks, Waitrose supermarket and famous theatre complex with concert hall and cinema which is only a few yards from Park View. Sporting facilities are available to include the Splash leisure centre, Manor Park Sports Club, Malvern Spa and the Worcestershire golf club at Malvern Wells. For those requiring good transport facilities the property is close to the mainline railway station at Great Malvern with connections to London and Birmingham. Junction 7 of the M5 motorway at Worcester (9 miles).

## ENTRANCE

Entrance door opens to porch and:

## INNER HALLWAY

Stairs to upper floor, storage under stairs, doors to:

## BEDROOM ONE 13'0" x 9'8" (3.98m x 2.97m)

Front facing sash style window, radiator, door to:

## ENSUITE SHOWER ROOM 6'5" x 5'4" (1.97m x 1.64m)

Corner shower cubicle with Mira shower over, low level WC, wash basin, heated towel rail.

## BEDROOM TWO 9'7" x 9'1" (2.94m x 2.79m)

Front facing sash window, radiator, television point.

## BEDROOM THREE 10'1" x 9'3" (3.08m x 2.82m)

Side facing sash window, radiator.

## BATHROOM 7'9" x 5'9" (2.38m x 1.76m)

Panel bath, low level WC, wall hung wash basin, heated towel rail, extractor fan, tiled walls and floor, spot lighting.

## FIRST FLOOR LANDING

Generous landing space. Rear facing window, wooden spindle banister, door to main communal hallway, doors to:

## UTILITY ROOM 8'5" x 6'5" (2.58m x 1.98m)

Rear facing window, range of built in fitted storage units, sink and drainer unit, space and plumbing for washing machine and tumble dryer, space for fridge freezer, cupboard housing gas boiler (Valliant), tiled floor.



### **KITCHEN 9'9" x 8'11" (2.99m x 2.73m)**

Side facing sash window, range of fitted kitchen units with worktop over, electric hob with extractor hood over, electric oven, integrated dishwasher, sink and drainer unit, integrated microwave oven, tall radiator, spot lighting.

### **SITTING ROOM 22'8" x 10'2" (6.92m x 3.11m)**

Large bright reception room. Dual aspect with two front facing sash windows, one side facing window, radiator, television point, fireplace with electric fire.

### **OUTSIDE**

The gardens and grounds to Park View provide a lovely setting to this elegant and historic building, there are level areas laid mainly to lawn with a variety of well established borders, shrubs and trees. To the front of Park View the main entrance is off Abbey Road and double gates open to a parking area. However, the allocated parking space for Apartment 31 is to the rear of the property and this is accessed from Orchard Road leading into the visitor parking area and then onto the allocated parking spaces.

### **DIRECTIONS**

From the Allan Morris offices on the Worcester Road, take a left turn into Church Street, take the first right at the traffic lights into Grange Road, go past Malvern theatre on your left and follow the road round to the left. The main entrance to Park View is on the left hand side via a gated entrance. However, follow the road and take a left fork into Priory Road and then first left into Orchard Road. Continue to the end of the road where there is the vehicular entrance to the parking at Park View. Visitor parking is on the right hand side.

### **LEASE DETAILS**

We are advised (subject to legal verification) that the property is Leasehold. The Leaseholders of Park View have an equal share in its freehold ownership. The property is held on a 999 year lease from 2005. Current monthly service charge is £215.





Floor 0



Approximate total area<sup>(1)</sup>  
91.14 m<sup>2</sup>

Reduced headroom  
3.25 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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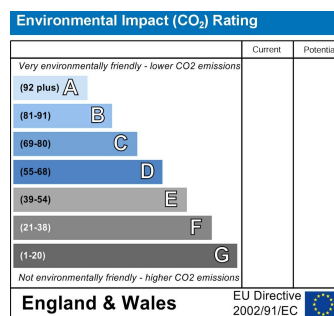
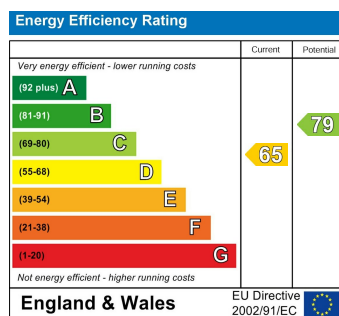
Tenure: We understand the property to be Leasehold but this point should be confirmed by your solicitor.

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

Energy Performance Rating: Current: D65 Potential C79



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