



Rose Bank Suite, 2 Holyrood House Wells Road, Great Malvern, WR14 4RH

£1,525 Per Month

The Rose Bank Suite is a charming unfurnished two bedroom garden apartment forming part of the stunning Holyrood House Development. Offering over 1200 sqft of refurbished living space, with great attention to retaining as many original features as possible of this historic Grade II Listed building.

The accommodation includes a large lounge diner with access to the garden, luxuriously appointed kitchen, master bedroom with en-suite, second bedroom and a main bathroom. The low maintenance personal garden space to the rear provides plenty of space for outdoor dining and entertaining and has views over Great Malvern to Bredon Hill and the Cotswolds. Parking is provided for two cars. EPC Rating B. Council tax banding TBC. Available now.



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THE HISTORY OF HOLYROOD HOUSE

The Grade II Listed building is steeped in history and dates back to 1842 when it was founded as a hydrotherapy clinic by the two leading pioneers of this particular treatment, Dr James Wilson and Dr James Manby Gully. It is believed that Florence Nightingale and Charles Darwin enjoyed water treatments at Holyrood House. Malvern expanded as a residential spa and several large hotels and many of the large villas found in the area date from these times.

ROSE BANK SUITE

This suite is approached through a communal hallway which it shares with St Ann's Suite. It has its own private lobby area before descending to the floor below.

The impressive sitting room features double aspect windows and high ceilings giving a sense of light and space. The feature Handmade Swinton Solid Bathstone fireplace with gas wood burner and oak flooring creates a warm atmosphere. There is plenty of space here for dining and to take in the stunning views unique to Holyrood House. Leading through French doors, Rose Bank Suite has the benefit of a substantial outside space for entertaining and relaxing.

A well appointed kitchen flows easily from this living space. The bespoke Shaker style kitchen with Silestone Quartz worktops, features an array of Neff appliances including a fridge, freezer, oven, induction hob and dishwasher. The apartment benefits from a utility room with washing machine and tumble dryer.

Returning to the inner hallway with plenty of space for a cosy study area are two double bedrooms and main bathroom. The master bedroom features an en-suite with a double shower, low level WC, wall hung basin, heated towel rail, illuminated mirror and spot lighting.

A well appointed bathroom with bath and shower over, low level WC with concealed cistern, wall hung basin, heated towel rail, illuminated mirror and spotlighting.

OUTSIDE SPACE

Rose Bank Suite has two parking spaces, one of which is under cover, found at the rear at lower ground floor level. Unique to this apartment is a substantial outside space perfect for entertaining and relaxing with direct private access onto this area.

DIRECTIONS

From Allan Morris Office in Great Malvern bear south across Bue Vue Terrace and onto the Wells Road. The property can be found approximately 400 yards on the left hand side where the Allan Morris board can be seen. For further details or to book a viewing, please call Allan Morris in Malvern on 01684 561411 or email malvern@allan-morris.co.uk

INFORMATION

TENANT FEES:

HOLDING DEPOSIT: A refundable* holding fee equivalent to one week's rent (£351) is payable in advance in order to reserve the property. The holding fee will be deducted from the first month's rent payment. *Conditions apply

DEPOSIT: A deposit of £1759 will be required as security against damage or arrears of rent.

RENT: £1525 Per calendar month.

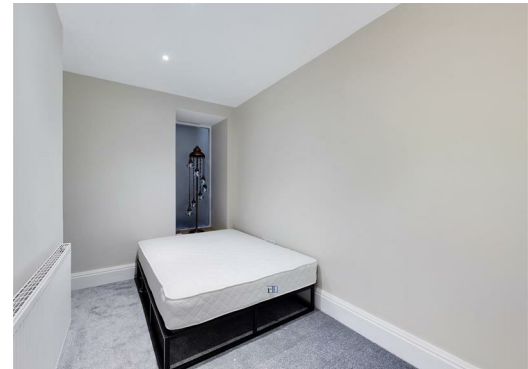
FURNISHINGS: The property is offered to let unfurnished

RESTRICTIONS: Non-smokers only, May consider pets

TERM: Eight months minimum. A longer term may be available by negotiation.

APPLICATION: You must complete an application form and online referencing form. This must be completed and returned promptly. Photographic ID (passport) and a current proof of address will be required by all applicants

The property will remain on the market until satisfactory referencing has been received from our referencing company.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	