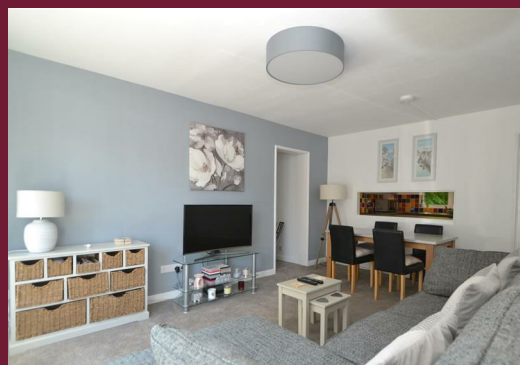




## Halas House Holywell Road, Malvern, WR14 4LE

Price Guide £150,000

A beautifully maintained and presented ground floor, purpose built apartment. In brief, the accommodation comprises: kitchen, living/dining room, two bedroom, the main bedroom having built-in wardrobes, bathroom, with shower over the bath, lease being extended currently to 999 years, electrics upgraded in 2023 and tested. There is a garage en bloc and parking outside the property on a 'first come, first serve' basis. Offered with no onward chain and priced to sell, we recommend early viewing of this superb flat.



# Flat 1, Halas House, Holywell Road, Malvern, WR14 4LE

## ENTRANCE

Approached through main door opening into the communal hallway and leading to front door opening into:

## HALLWAY

Built-in storage cupboard housing the fuse box and shelving. Doorway to:

## KITCHEN 9'0" x 7'11" (2.76m x 2.43m)

Fully fitted with a range of matching wall and base units, built-in induction hob and electric oven with hood over, inset bowl and a half stainless steel sink unit, under worktop, space and plumbing for washing machine, space for upright fridge, double glazed window to the rear.

## LIVING ROOM 15'8" x 12'1" (4.8 x 3.7)

Front facing double glazed window, television point, power points, slimline programmable, electric heater, doorway to:

## INNER HALL

Airing cupboard housing the hot water cylinder and doors radiating off to:

## MASTER BEDROOM 12'1" x 10'9" (3.69m x 3.3m)

Front facing double window, power points, slimline programmable electric heater, built-in wardrobes with hanging rail and shelved.

## BEDROOM TWO 12'11" max x 7'3" (3.95m max x 2.21m)

Rear facing double glazed window, slimline programmable electric heater, power points.

## BATHROOM 7'3" x 4'6" (2.22m x 1.39m)

With Mira shower over and glass shower screen, white suite comprising: panelled bath, close coupled WC, pedestal hand basin, electric towel rail/radiator, obscure double glazed window.

## EXTERNALLY

There is parking to the front of the block on a first come first serve basis. The apartment has a garage en-bloc. There is a walkway around the building and communal hill side gardens.



## DIRECTIONS

From the Allan Morris office on the Worcester Road proceed in the direction of Malvern Wells and onto the Wells Road. Follow the road in the direction of Ledbury. After passing Peachfield Common on the left and take a right hand turn into Holywell Road, sign posted The Cottage In The Wood. Continue up the road for a short distance where Halas House can be found on the right hand side as indicated by the Allan Morris For Sale board. For further details or to request a viewing, please telephone 01684 561411.

## ADDITIONAL INFORMATION

The owner of Flat 1 owns 1/12th share of Halas House Management (Malvern Hills) Ltd Company which owns freehold. There are 83 years remaining, but the owner is extending the lease currently to 999 years. Monthly Service charge of £95 to Philip Laney and Jolly Management Company. All major works are planned in advance by the leaseholders.



GROUND FLOOR  
606 sq ft. (56.3 sq m.) approx.



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

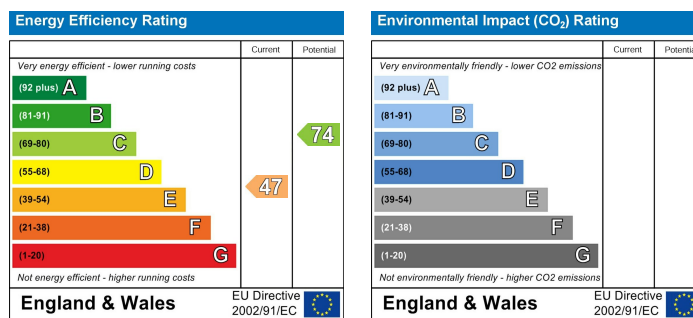
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Carpets are included, other items, such as curtains, may be available by separate arrangement

**SERVICES:** 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: A

**ENERGY PERFORMANCE RATINGS:** Current: E47 Potential: C74

**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 822700



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