



## Flat 5, May Place 187 Wells Road, Malvern, WR14 4HE

**£210,000**

A first floor apartment within a Grade II Listed building on the eastern slopes of Malvern Wells with far reaching views over the Severn Vale and having well proportioned accommodation comprising:- entrance hall, dining kitchen, sitting room and kitchen both with views, three bedrooms, one currently used as a second reception room and a bathroom. Outside there are communal gardens plus a garage en bloc. The property is offered for sale with no ongoing chain.





# Flat 5, May Place, 187 Wells Road, Malvern, WR14 4HE

## COMMUNAL ENTRANCE

With stairs with half landing and side aspect window to landing with front aspect window and door to:

## HALLWAY

Split level, radiator, coving, side aspect secondary glazed sash window, central heating thermostat, doors to:

## KITCHEN DINING ROOM 13'10" x 11'8" (4.24m x 3.58m)

Rear aspect secondary glazed sash window with far-reaching views over the Severn Vale. Refitted kitchen with floor and wall-mounted units with chrome filter hood and Stoves four ring gas hob with oven and grill under, single drainer sink unit with mixer tap, space for slimline dishwasher, space for fridge freezer, plumbing for washing machine, radiator, built-in airing cupboard with Vaillant gas combination central heating boiler.

## BEDROOM THREE / RECEPTION ROOM 13'1" x 8'11" (4.00m x 2.72m)

Front aspect secondary glazed sash window with view to hills, fire surround with marble effect hearth and electric log effect stove, double radiator, four wall light points.

## SITTING ROOM 11'8"x 11'1" (3.57mx 3.39m)

Rear aspect secondary glazed window with radiator under and far-reaching views towards Bredon Hill and the Severn Vale, fireplace with marble effect hearth and electric point, TV aerial lead, three wall lights.

## BEDROOM ONE 13'8" x 11'7" (4.19m x 3.55m)

Front aspect secondary glazed sash window, two radiators, built-in wardrobes with hanging and shelving plus high level storage cupboards over.

## BEDROOM TWO 13'9" x 11'1" (4.20m x 3.40m)

Front aspect secondary glazed sash window, double radiator, built-in wardrobe with hanging and shelving plus high level storage cupboard over.

## BATHROOM 11'1" x 6'5" (3.40m x 1.96m)

Rear aspect secondary glazed window with views, bath with electric shower over, pedestal wash basin with mirror, light and shaving point, wall-mounted cupboard and large floor-standing cupboard, fully tiled walls, two radiators.

## OUTSIDE

Communal gardens and terrace with seating. Drive accessing the en-bloc garaging, where the GARAGE is No. 5, with an up and over door.

## LEASE INFORMATION

The property is Leasehold with a 1/8 share of the Freehold. The 999 year lease was formed in 2005. Long lease Property Management are the managing agents. The current service charge is £480 per quarter which includes the building insurance.

## DIRECTION



From our office proceed on the Wells Road (A449), passing the common on the left hand side, continue for approximately half a mile. Continue past the turning for Hanley Road and Three Counties Showground and continue a short distance. May Place can be found on the left hand side as indicated by our agents For Sale board. Parking for viewers is available on the road. Residents garaging and parking is accessed from the next left, Grundys Lane. Number 5 is can be found via the main door to the front and is on the first floor.





EPC

## Material Information Report

**TENURE:** We understand the property to be Leasehold with a share of the 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: B

**ENERGY PERFORMANCE RATINGS:** Current: TBC Potential: Listed Building

- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and, must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

naea | propertymark

PROTECTED

Offices also at:

Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn