



## 6 Park View Abbey Road, Great Malvern, WR14 3HG

£289,950

Park View is an elegant Grade II listed building in the heart of Great Malvern, adjacent to the renowned theatre and Winter Gardens. Apartment 6 is situated in the south wing at first floor level and is accessed by either a lift or stairs via a communal entrance hall off Abbey Road. The very well presented accommodation includes a entrance lobby with new lift, entrance hall which opens to a superb sitting room/dining room that enjoys views over the beautiful communal grounds. There is also a kitchen, two double bedrooms, one of which has its own en-suite bathroom and a further bathroom. The residents of Park View have access to the well established communal gardens and enjoy a magnificent view of the adjacent Priory, with allocated parking space to the rear of Park View which is accessed from Orchard Road.





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## 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)

## COMMUNAL ENTRANCE HALL

Having security entry system for access, glass lift to all floors and flight of stairs to first floor. Door to:-

Solid door to vestibule, with hanging for coats, telephone point, door to:-

## RECEPTION HALL

With central heating thermostat control, radiator with fretwork surround, telephone linked entry system and doors to:-

## BEDROOM ONE 14'1" x 12'8" max (4.30m x 3.87m max)

Sash window to front aspect with views to the Hills, a range of fitted wardrobes to include two double wardrobes and one single tall cupboard, radiator. Door to:

## EN-SUITE SHOWER ROOM 8'0" x 6'2" (2.46m x 1.88m)

Tiled shower cubicle with Mira power shower, wash basin with wall mounted vanity unit, WC, part tiled walls, radiator, shaver socket, opaque sash window to front aspect.

## BEDROOM TWO 14'2" x 10'6" (4.34m x 3.22m)

With fitted double wardrobe, sash window to rear aspect with views over the gardens and to the Severn Valley in the distance., double radiator.

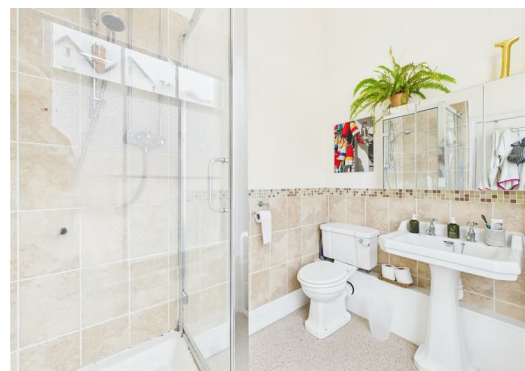
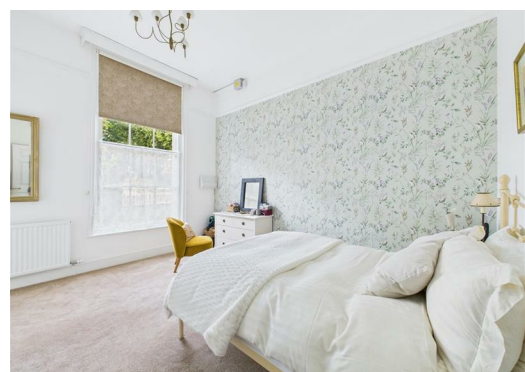
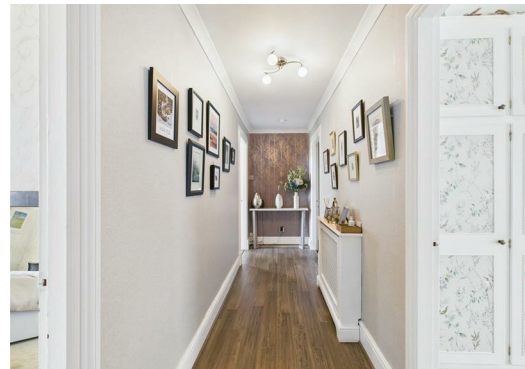
## BATHROOM 8'0" x 7'6" (2.45m x 2.30m)

Panelled bath with mixer tap and shower head, wash basin with mixer tap and mirror, WC, shaver socket and extractor fan, access to loft space, built in cupboard with slatted shelving, part tiled walls, double radiator.

## LIVING ROOM/DINING ROOM 23'1" x 21'2" max (7.06m x 6.46m max )

Elegant L shaped room with fireplace surround, mantle and hearth, picture rail, television aerial point, lovely high ceilings with two ornamental pendant light fittings, two large sash windows to the rear aspect with views over the gardens and grounds and two large sash windows to side aspect giving the room excellent light.

Door to:



### **KITCHEN 10'6" x 9'10" (3.22m x 3.00m)**

Fitted with cream fronted drawer and cupboard units, one and a half bowl stainless steel inset sink with mixer tap, woodblock effect work surfacing with tiled surround. Freestanding cooker with fan assisted oven with separate grill, gas hob and extractor above, integrated slimline dishwasher, cupboard housing Worcester Bosch combination gas boiler, radiator, vinyl flooring, two large sash windows to front and side aspect.

### **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 6 is to the rear of the property and this is accessed from Orchard Road which leads into the visitor parking area and then onto the allocated parking spaces. The space for number 6 is visible from the apartment.

### **LEASE DETAILS**

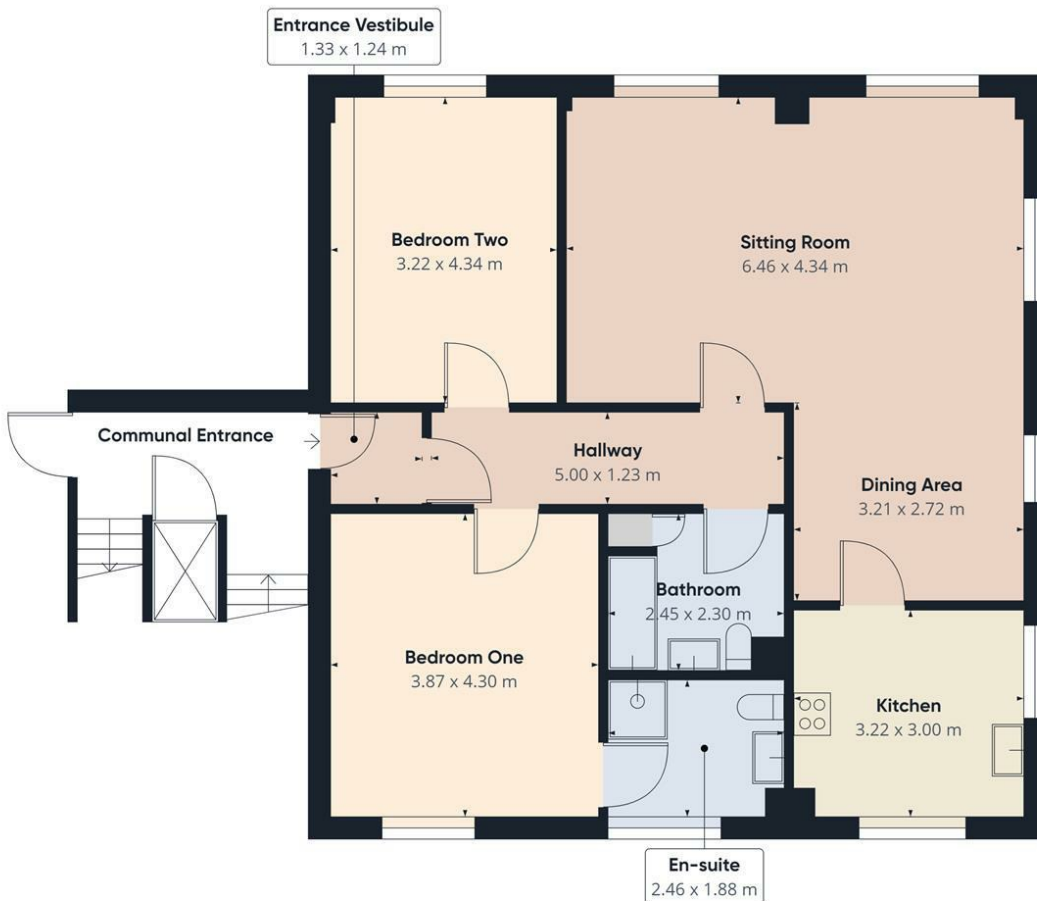
We are advised (subject to legal verification) that the property is Leasehold with a share of the freehold. The Leaseholders of Park View have an equal share in its freehold ownership. The property is held on a 999 year lease from 2007. Current Monthly service charge is £270.02

### **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. To park a car, follow the road, taking left fork into Priory Road, first left into Orchard Road. At the end, turn left into parking for Park View. Visitor parking is on the right hand side. Walk across the rear of the building to the end of the south wing where a parking space for Apt 6 is situated at the foot of the steps. Follow the steps up and bear right and the entrance to south wing is on the right hand side.







(1) Excluding balconies and terraces

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

GIRAFFE360

## EPC

## Material Information Report

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: D

Energy Performance Rating: Current: Exempt

(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;

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