



42 Belle Vue Terrace, Malvern, WR14 4PZ

£169,000

A second floor apartment within a Grade II Listed building in the heart of Great Malvern having lovely views over the Priory and across the Severn Vale. The property has a wide range of facilities on the doorstep, including restaurants and bars, a Waitrose supermarket, Malvern Theatres and cinema plus access to the hills nearby and a mainline train station within a short walk. The property has been run as a very successful holiday let and AirB&B. The property offers accommodation comprising:- communal reception hall, stairs to second floor, private entrance hall, kitchen/dining room, sitting room with views, two bedrooms also having the view, bathroom with bath and shower enclosure. The property benefits from gas central heating, bespoke oak framed secondary glazing and is offered for sale with no onward chain. 1/4 share of the freehold. Viewing highly recommended.



Flat 2, 42, Belle Vue Terrace, Malvern, WR14 4PZ

LOCATION

Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.

ACCOMMODATION

Communal reception hall with stairs to all floors with timed automatic lighting. Entrance to Flat 2 located on the second floor. With solid door to:

RECEPTION HALLWAY

With radiator, central heating thermostat, hanging and shelving for coats. Door to built-in store cupboard, wood effect floor, doors to:

SITTING ROOM 11'10" x 15'9" (3.61m x 4.81m)

Front aspect original sash window with oak framed secondary glazing and views over the Priory to the Severn Vale, alcove oak shelving, double radiator. Television and Broadband connection points.

KITCHEN DINING ROOM 12'5" x 11'4" (3.79m x 3.47m)

Rear aspect sash window with view of hills, vinyl wood effect flooring, double radiator, oak alcove shelving. Fitted kitchen units to eye and base level with plumbing for washing machine, including electric cooker steel splash back, concealed and wall-mounted gas central heating boiler. Space for table and chairs.

BEDROOM ONE 9'9" x 15'8" max including wardrobes (2.99m x 4.78m max including wardrobes)

Front aspect sash window with oak framed secondary glazing, views over the Priory and the Severn Vale, double radiator, built-in wardrobes with mirrored sliding doors.

BEDROOM TWO 9'6" x 9'4" max (6'5" min) (2.92m x 2.87m max (1.96m min))

Front aspect sash window with oak framed secondary glazing with views over the Priory and the Severn Vale, double radiator.

BATHROOM 8'0" x 7'7" (2.46m x 2.33m)

Rear aspect half opaque glazed window with secondary glazing, bath with central taps, pedestal wash basin, corner shower enclosure with thermostatic shower, low level WC, double radiator, tiled floor.



LEASE INFORMATION

The property is leasehold with a 1/4 share of the freehold, 115 years remaining on the lease, ground rent £100 pa, maintenance charge IS £60 per month. The property is managed by '42 Belle Vue Terrace Management Co Ltd'.

DIRECTIONS

Belle Vue Terrace can be found in the centre of Great Malvern. Opposite the post office The entrance to this apartment is located to the left of the pedestrian crossing and Iapetus Gallery, with the old sign for the Masonic Hall over the doorway.

what3words

///winter.urban.chips





Allan Morris

Approximate total area¹⁸
60.59 m²

(1) Excluding balconies and terraces

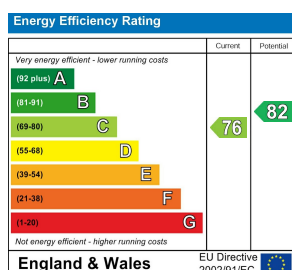
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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 and some furniture, 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: C76 Potential: B82

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

- (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