



## Apt 1, The Portland 129 Church Street, Malvern, WR14 2FS

£400,000

The Portland has been recently converted to provide contemporary living within a period building which has all the convenience of being located within a few minutes walk to Malvern Theatres and cinema, Waitrose supermarket, Priory Park, a leisure complex, and a range of independent retailers, coffee bars and restaurants, plus Great Malvern Station, mainline to London Paddington. The apartments are serviced by a lift and stairs, have communal gardens at the rear and allocated parking. No 1 is an individual, well presented, garden level apartment offering well proportioned rooms with ample built in storage. Briefly comprising:- reception hall with store cupboard, fitted kitchen with integrated appliances and extra built in storage cupboards, sitting room with French doors to the veranda which has a view of the Hills and a distant view of the Severn Vale, bedroom one with built in wardrobes and en-suite shower room, bedroom two with built in wardrobes and shelving, separate bathroom. Viewing highly recommended.



# **Apt 1, The Portland, 129 Church Street, Malvern, Worcestershire, WR14 2FS**

## **ENTRANCE**

Solid door with spy hole opens to:

## **RECEPTION HALL**

With main door entry system, radiator, door to airing cupboard with hot water cylinder and fuse box. Oak doors to:

## **KITCHEN**

Rear aspect double glazed window with view over veranda. Range of fitted units to eye and base level with granite work surface including single drainer sink unit, four ring electric hob and filter hood over, electric oven under, integrated fridge freezer and dishwasher, recess with additional built in cupboards, radiator and shelving, further tall built in storage cupboard.

Open to:

## **SITTING ROOM**

Rear aspect, double glazed French doors to veranda, separate double glazed door, radiator, fitted dresser style cupboards and shelving.

## **VERANDA**

Bounded by a wall and with tiled floor, wide enough for seating and a table, suitable for potted plants and with an aspect over the garden and a view of North Hill. There is also a distant view of the Severn Vale when looking East.

## **BEDROOM ONE**

Side aspect double glazed window with view over the garden towards the Severn Vale, radiator, television aerial point, fitted floor to ceiling wardrobes to one wall with full and double hanging space and shelving.

Door to:-

## **ENSUITE**

Large tiled shower enclosure with rain head and adjustable thermostatic showers, wash basin with mixer tap and fitted cupboard under, mirrored cupboard over with lighting, close coupled WC, half tiled walls and floor, extractor fan, heated towel rail.

## **BEDROOM TWO**

Side aspect double glazed window with view over the garden and towards the Severn Vale, radiator, built in cupboard with shelving, arched alcove with shelving.

## **BATHROOM**

Rear aspect opaque double glazed window, bath with glass screen and thermostatic shower, tiled walls, concealed cistern WC, wash basin with fitted cupboard under, mirrored cupboard with lighting, tiled floor, extractor fan, heated towel rail.





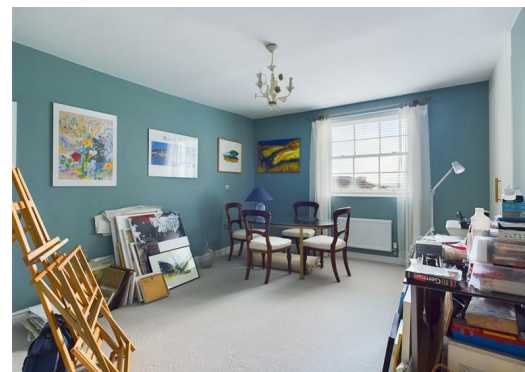
## LEASE

The property has a lease of 150 years from 2021. There is a £495pa payment into the sinking fund. The annual service charge is £2,822.08. Holiday lets are not permitted, shorthold lets are permitted under a tenancy agreement. Pets are permitted with written permission from the freeholder.

## DIRECTIONS

From the Allan Morris office proceed down Church Street. Go straight across at the traffic lights and The Portland is on the left hand side, just after Portland Road. The parking space is accessed by going down Portland Street and turning right, proceed behind the blue building and straight on to the rear of Portland House.

For viewing please park in the visitor spaces at the front of the building.





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

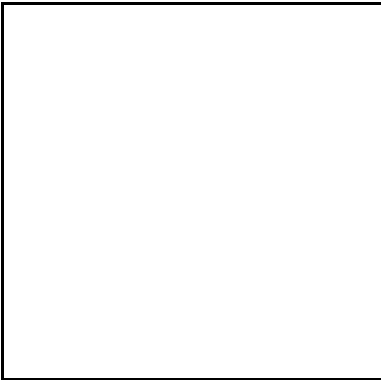
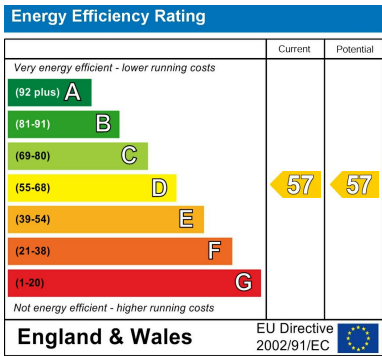
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price.

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: D

ENERGY PERFORMANCE RATINGS: Current: D57 Potential: D57

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



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