



## Viewfield Como Road, Great Malvern, WR14 2TH

**£325,000**

A ground floor, garden apartment located in the heart of Great Malvern within a very short walk of facilities with well proportioned, versatile accommodation, its own garden and parking adjoining the property. A maximum of two pets are allowed under the terms of the lease plus can be used as holiday let.

Briefly comprising:- entrance hall with airing cupboard, large reception hall/dining area with store room with power, sitting room, kitchen with built in appliances, bedroom one with ensuite and dressing room, bedroom two with ensuite, bedrooms three and four/office with separate bathroom. The property is double glazed and has gas central heating. No onward chain.





## Flat 3, Viewfield, Como Road, Great Malvern, WR14 2TH

uPVC double glazed door and adjacent double glazed windows open to:

### ENTRANCE HALL

With velux roof light, radiator, tiled floor, door to walk-in cupboard housing hot water cylinder. Open to:

### RECEPTION HALL/DINING ROOM

Radiator, central heating thermostat, door to walk-in:

### STORE-ROOM

With radiator, power sockets, telephone point, electric fuse board.

Doors to:

### SITTING ROOM

Side aspect double glazed window overlooking the garden, double radiator under, fireplace with electric fire, television aerial point and telephone point. Door to:

### KITCHEN

Side aspect double glazed window overlooking the garden. Fitted cupboards to wall and base level with one and a half bowl single drainer sink unit, four ring electric hob with filter hood over, built-in double oven, built-in fridge freezer, built-in dishwasher, integrated washing machine, wall mounted Worcester gas central heating boiler, radiator, tiled floor.

### BEDROOM ONE

Side aspect double glazed window overlooking the garden, radiator, doorway to Inner Hall with radiator and doors to:

### ENSUITE BATHROOM

Side aspect opaque double glazed window, p-shaped bath with thermostatic shower over, WC, wash basin, tiled floor, extractor fan, heated towel rail.

### WALK-IN WARDROBE/DRESSING ROOM

Radiator, extractor fan.

### INNER HALLWAY

With doors to built-in cupboard with light and power and doors to:

### BATHROOM

Side aspect opaque double glazed window, bath with electric shower over, WC, wash basin, tiled floor, heated towel rail, extractor fan.

### BEDROOM FOUR/OFFICE

Side aspect double glazed window, double radiator. Doorway to:

### BEDROOM THREE

Side aspect double glazed window, double radiator under. Return door to Reception Hall.



## BEDROOM TWO

Two side aspect double glazed window, double radiator under. Door to:

## ENSUITE BATHROOM

Front aspect opaque double glazed window, large corner bath with tiled surround and shower over, wash basin, WC, heated towel rail, tiled floor, extractor fan.

## OUTSIDE

A shared drive leads to the garden and parking area for Flat 3. The garden is lawned and there are shrub beds close to the parking.

## LEASE INFORMATION

The property owns one third of the freehold and has a lease of 989 years. Service charge is currently £40 per month. Under the terms of the lease 2 pets are allowed.

## DIRECTIONS

From the Allan Morris office in Great Malvern proceed down hill and turn left onto Graham Road. Take the first right after Malvern Library on the right hand side into Como Road. Continue over Victoria Road and Viewfield can be found on the left hand side. For viewings please park on the road and walk up the drive. The entrance to No 3 is at the rear of the building.

## what3words

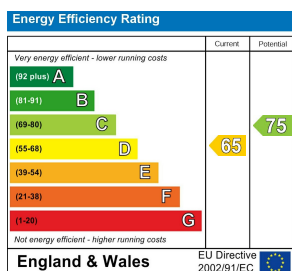
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## EPC

## 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: B

**ENERGY PERFORMANCE RATINGS:** Current: D65 Potential: C75

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

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