



1 Milestone House North Malvern Road, Malvern, WR14 4LX

£250,000

A fabulous two bedroom duplex maisonette set within the Grade II former Charles Morris school built in 1836. The property takes advantage of many of the unique features and style of the original property, and includes arched windows and original hall flooring. The accommodation extending to over 1150 square feet comprises: personal entrance hall, dual aspect lounge diner, dual aspect breakfast kitchen with appliances, cloakroom, dual aspect main bedroom with en-suite, second double bedroom, main shower room. Further benefits include: gas central heating, modern secondary glazing, and personal gated access and outside space to rear and side. The location is near to the North Malvern Clock Tower and provides excellent access to the Malvern Hills and the local amenities of Great Malvern. Viewing is essential to appreciate the size and individualism of this unique apartment.



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ENTRANCE HALL

Accessed via large wooden double doors, two ceiling light points, side aspect window with secondary glazing, radiator, tiled floor, doors to:

SITTING/DINING ROOM 20'9" x 20'7" max (6.34m x 6.28m max)

Large dual aspect open plan room, two side and one rear facing windows with secondary glazing and with views over the Severn Valley to the rear, two ceiling light points, four wall light points, two radiators, under stairs storage cupboard, original hall wooden flooring.

KITCHEN DINER 14'5" x 13'2" (4.40m x 4.03m)

Dual aspect with high level front aspect window with secondary glazing and side aspect double glazed windows with a view towards the Malvern Hills, three ceiling light points, access to loft space. Wide range of matching cream coloured wall and floor mounted kitchen units under a white silestone work top, stainless steel six ring gas hob with stainless steel and glass extractor over, integral oven and grill, integral dishwasher, integral washer dryer, one and a half bowl stainless steel sink with drainage grooves to side, taps and waste disposal unit. Space for fridge freezer. Cupboard housing the central heating boiler. Partially tiled wall, space for dining table, tiled floor.

CLOAKROOM

Side aspect secondary glazed window, ceiling light point, wash hand basin and low level WC, extractor, radiator, tiled floor.

FIRST FLOOR LANDING

Ceiling light point, access to roof space, radiator. Doors to:

BEDROOM ONE 21'2" x 8'4" (6.47m x 2.56m)

Dual aspect with rear and side facing secondary glazed windows, rear aspect with far reaching views over Severn Valley. two ceiling light points, radiator, door to:

ENSUITE 7'1" x 4'10" (2.17m x 1.48m)

Recessed ceiling downlighter, extractor, white suite comprising: pedestal wash hand basin with lit mirror over and shave socket to side, shower cubicle, push flush WC, heated chrome towel rail, tiled floor.

BEDROOM TWO 13'5" max x 10'4" (4.09m max x 3.15m)

Twin side aspect secondary glazed windows, ceiling light point, radiator.

WETROOM/MAIN BATHROOM 7'0" x 6'3" (2.14m x 1.93m)

Recessed ceiling downlighter, extractor, white suite comprising: pedestal wash hand basin with lit mirror over, shaver socket to side, open shower, push flush WC, heated chrome towel rail.



OUTSIDE

Accessed via a personal wrought iron gate from North Malvern Road, step down to a blue brick pathway running along the property and widening of the back with space for table and chairs or storage area.

LEASE INFORMATION

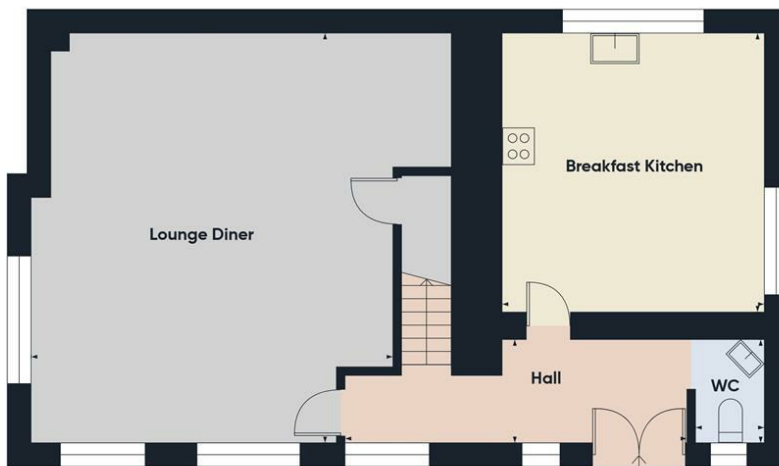
The property is Leasehold and has a share of Freehold. The property is held on a 999 year lease from 2007 and the annual service charge is currently £1732 per annum payable in monthly instalments. The service charge covers insurance and day to day maintenance of the grounds.

DIRECTIONS

From the Allan Morris office in Great Malvern follow the Worcester Road in the direction of Malvern Link. Take the second turn on the left onto North Malvern Road. A short distance up the hill on the right hand side is Milestone House as noted by the Allan Morris 'for sale' board. Parking is available on the road, or opposite in the North Quarry Car Park (via a permit for residents available from the Malvern Hills Trust (yearly charge applicable)).

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Ground Floor



Floor 1

Allan Morris

Approximate total area⁽¹⁾
103.4 m²

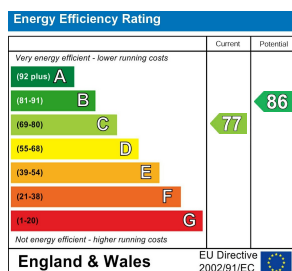
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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, may be available by separate arrangement

SERVICES: Mains gas, 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: C

ENERGY PERFORMANCE RATINGS: Current: C77 Potential: B86

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

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- (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;
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