



## 16 Wells House, Malvern Wells, WR14 4LH

**£200,000**

A second floor apartment within a converted former school building and previous, on the eastern slopes of the hills in Malvern Wells and with panoramic views across the Severn Vale. Offering well proportioned accommodation comprising of:- entrance hall with storage cupboard, large lounge/diner open plan to 'Hatt' kitchen with white high gloss units under a black quartz sparkle worktop with built in appliances, front facing master bedroom with en-suite shower room, second double bedroom and main bathroom. The specification includes; gas central heating, double glazing, carpets and flooring throughout, communal satellite TV, video door entry, lift access to all floors, two allocated parking spaces adjoining the building plus additional visitors spaces in the car park, and communal gardens with decked seating area to enjoy the views. No onward chain.





# 16, Wells House, Holywell Road, Malvern Wells, WR14 4LH

## COMMUNAL ENTRANCE HALL

With glass door, video and secure entry system, stairs and lift to second floor. Solid door to:

## PERSONAL HALL

With radiator, security video entrance phone, central heating thermostat, telephone point, door to storage cupboard with hanging rail and shelving. Doors to:

## LOUNGE/DINER 14'2" x 14'5" plus door recess (4.32m x 4.40m plus door recess)

Twin front aspect double glazed windows, with deep window sills and panoramic views across the Severn Vale, radiator, TV aerial point, telephone point, ceiling spotlights. Wide arch to:

## FITTED KITCHEN 10'11" x 5'10" (3.33m x 1.8m)

With contemporary white fitted units with granite work surface, single sink unit with mixer tap over and drainage grooves to the side, integrated dishwasher, four ring ceramic hob with filter hood over, oven and grill under, washer dryer, integrated fridge and freezer, ceiling spotlights, wood plank effect floor.

## MAIN BEDROOM 13'1" x 10'7" (4.0m x 3.25m)

Front aspect double glazed window with panoramic views across the Severn Vale, radiator, telephone point, spotlights. Door to:

## EN-SUITE SHOWER ROOM 4'5" plus shower x 6'0" (1.36m plus shower x 1.84m)

Double width shower, wall mounted push flush WC, wall mounted floating wash basin with mixer tap, shaving point, heated towel rail and ventilator, tile effect floor.

## BEDROOM TWO 11'3" x 11'3" (3.45m x 3.44m)

Rear aspect double glazed window, radiator under, ceiling spotlights.

## BATHROOM 8'9" x 5'6" (2.69m x 1.7m)

Rear aspect opaque double glazed window, bath with tiled surround, thermostatic shower and glass shower screen, wall-mounted floating wash basin with mixer tap, wall-mounted push flush WC, twin heated towel rails, shaving point, extractor, cupboard housing Alpha gas central heating boiler, tile effect floor.

## PARKING AND OUTSIDE

There are two allocated parking spaces adjoining the building plus further visitor parking across the road in the car park. There is also a communal garden area with decking to enjoy the views. The Malvern Hills are on the doorstep and accessed by walking up towards the Holy Well.

## LEASE DETAILS

Service Charge: £1200 to be paid twice per annum

Ground Rent: £200 per annum

Lease: 125 years from 2012



## DIRECTIONS

From Great Malvern follow the Wells Road from Belle Vue Terrace towards Ledbury. Continue past Peachfield Common and when you see the 'Cottage in the Wood Hotel' sign, turn right into Holywell Road. proceed up the hill where the property can be found on the right hand side. Visitor parking is in the car park on the left opposite the flats. For more details or to book a viewing, please call the Malvern office on 01684 561411.

## what3words

///tagging.free.width





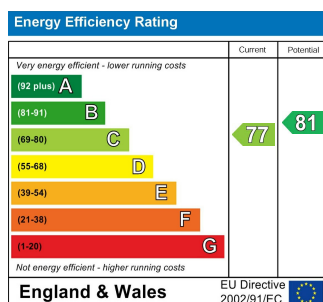
**TENURE:** We understand the property to be Leasehold but this point should be confirmed by your solicitor.

**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

**MAKING AN OFFER:** At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- 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;
- 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;
- Rents quoted in these particulars may be subject to VAT in addition, and
- 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