






## 9 Warwick House

1 Wells Road, Malvern, WR14 4RP

Andrew Grant

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An impressive, split-level apartment within the striking and extremely popular Warwick House Development.

## Key features

- Grade II listed
- Stunning views
- Period features
- Open plan kitchen/dining/reception
- Utility room and pantry
- Two double bedrooms
- Master with ensuite
- Allocated parking space
- 977 years remaining on the lease
- £2700 annual service charge

Leasehold / 1,768 sq. ft.





Image of Malvern

The apartment oozes character and has a wonderful light and airy feel throughout, with spacious accommodation including a welcoming entrance hallway, an open plan kitchen/dining/reception room, a utility room and pantry, a family bathroom, a cloakroom and two double bedrooms, one of which has an ensuite bathroom.

Outside, there is an allocated parking space.



Warwick House is a stunning Grade II listed building with an attractive architectural façade. As you enter the building you are greeted with immense grandeur, which emanates from the communal reception hallway, including stunning high ceilings with intricate mouldings and spacious balustrade staircases leading to the upper floors.



## Entrance

9 Warwick House is situated on the first floor of the building and as you enter the apartment you are greeted by a welcoming and spacious entrance hallway, with doors to the accommodation and a staircase rising to the split-level.

The apartment has an incredibly luxurious feel throughout, provided by the high ceilings, dado rails and sumptuous cornicing.



### **Kitchen/dining/reception room**

There is a door and a set of double doors accessing the fantastic open-plan kitchen dining room and reception room.

This light and airy space has multiple dual-aspect sash windows, allowing for plenty of natural light to fill this incredible room.



The kitchen dining room area has an array of wall and base units with worktops incorporating a stainless-steel sink and drainer with a mixer tap. There is also a fitted fridge freezer included, a superb island unit, beams and spotlights to the ceiling and plenty of space for a sizeable dining table and chairs.

From the kitchen, there is a door accessing the extremely useful utility room, with a range of units incorporating a sink and drainer and a door to the pantry.





The reception area has plenty of space for lounge furniture and further dining furniture if required. This beautiful room features dado rails, archways, alcoves and high ceilings, with beams and cornicing.

The open plan layout from the kitchen makes for an excellent space for entertaining and dining with friends and family. There is also a wonderful fireplace with a brick surround and a wooden mantle at the focal point of this room.









### Family bathroom

Back to the entrance hallway, a door leads to the family bathroom, which has a superb suite comprising a low-level WC, a wash hand basin, a bidet, a luxurious sunken bath and a separate shower cubicle.

There is also tiling to the walls, spotlights to the ceiling and a large airing cupboard in this room. A cloakroom, with a low-level WC and a wash hand basin, completes the lower level.

### Bedroom one

The landing has doors accessing both bedrooms. Bedroom one is an extremely spacious room, with a feature bay window and its own ensuite bathroom. The ensuite has a low-level WC, a wash hand basin and a bath with a shower over. There is also tiling to the walls, a window and spotlights to the ceiling.

### Bedroom two

Bedroom two has a door to the communal hallway, which could be used as a second entrance if required. This great-sized double room has a south-facing window, with pleasant garden views.



## Outside

There is an allocated parking space within the residents' parking area to the rear. It should be further noted that there is plenty of on-street parking at the front of the property, ideal for visitors.

## Services

The property has mains electricity, mains gas, mains water, mains drainage, a security alarm system and broadband.

Council tax band - E

## Location

Wells Road is a popular and well-established residential area in the heart of the historic town of Great Malvern. Malvern is an exceptionally popular location, offering a wide range of local amenities from supermarkets, restaurants, cafes, exceptionally good schools, the famous Malvern theatre and of course the superb walking over the hills and the surrounding countryside. Malvern offers the best of both worlds with its rural surroundings and excellent transport links to the motorway and train stations.

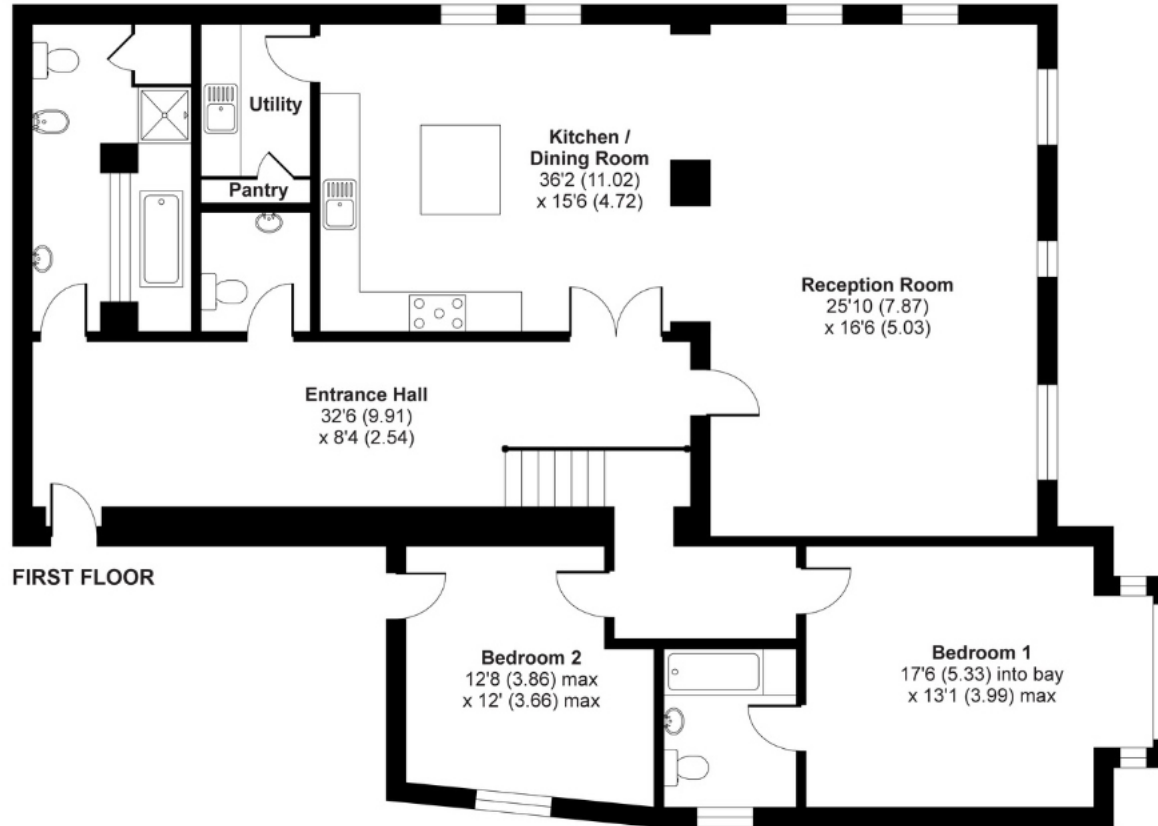


Image of Malvern

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APPROX. GROSS INTERNAL FLOOR AREA 1768 SQ FT 164.2 SQ METRES

Score	Energy rating	Current	Potential
92+	A		
81-91	B		65   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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