



Flat 2 Beech House 8 College Road, Malvern, WR14 3DD
Guide Price £350,000



**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ MALVERN TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****

Philip Laney & Jolly Malvern are delighted to welcome to the market 2 Beech house. Located in the heart of Great Malvern this property presents a remarkable opportunity to acquire a spacious ground floor apartment, one of only four in a charming modern complex. This residence enjoys three double bedrooms, making it ideal for families or those seeking extra space. The apartment features two bathrooms, including an en-suite shower room, ensuring convenience and comfort for all occupants.

As you enter, you are welcomed by a generous dining hall that leads to a bright and airy lounge, with access to a private seating area. The kitchen is thoughtfully designed, providing ample space. The property benefits from underfloor heating and double glazing, ensuring a warm and inviting atmosphere.

One of the standout features of this apartment is its double garage, offering secure parking and additional storage options. The beautifully landscaped communal gardens provide a serene backdrop, allowing residents to enjoy the outdoors in a tranquil setting.

Located within a premier residential area, this property is conveniently situated near local schools, shops, and bus routes, making it an ideal choice for those who value accessibility and community. With its blend of modern living and traditional charm, this apartment is a rare find in Malvern. Don't miss the chance to make this delightful property your new home.

ENTRANCE

UPVC double glazed front door into:

HALLWAY

Storage cupboard. Ceiling light point. Glazed door opens to all rooms.

RECEPTION/DINING ROOM

UPVC double glazed window to front aspect. Built-in coat/storage cupboard. Two ceiling light points. Underfloor heating and door to all rooms.

LIVING ROOM

UPVC double glazed windows to side and rear aspects. Feature electric fireplace and surround. Underfloor heating. UPVC patio door to rear aspect enjoying garden outlook.

BEDROOM ONE

Double glazed window to rear aspect. Patio door leading onto private seating area. Built-in wardrobe. Four ceiling spotlights and ceiling light point. Underfloor heating.

ENSUITE

Obscure UPVC double glazed window to side aspect. Hand wash basin, inset to vanity unit and low level WC. Shower cubicle. Tiled flooring and chrome heated towel rail.





BEDROOM TWO

Double glazed window to rear aspect. Built-in wardrobe and cupboard. Ceiling light point and underfloor heating.

BEDROOM THREE

Double glazed window to front aspect. Built-in wardrobes. Ceiling light point and underfloor heating.

BATHROOM

Obscure double glazed window to side aspect. panelled bath with 'Triton' shower over and low level WC. Wash hand basin inset to vanity unit. Shaver light point. Ceiling light point and underfloor heating.

KITCHEN

Double glazed window to side aspect. Kitchen fitted with a range of wall and base units. Sink and drainer and 4 ring hob and oven. Space for fridge/freezer. Space and plumbing for washing machine and space and plumbing for dishwasher. Ceiling light point. Immersion tank cupboard.

DOUBLE GARAGE

Electric remote up and over door., Power and lighting.

OUTSIDE

The property stands in shared communal gardens, mainly laid to lawn and planted with a variety of shrubs and plants. A driveway leads around to the rear of the building and to the double garage.

SERVICES

Mains electricity, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are free from defects or in working order.

TENURE

We understand (subject to legal verification) that the property is Leasehold with owner having a share of the freehold. 999 lease with 987 years remaining. Current service charge is £41.25 pcm.

COUNCIL TAX

We understand the council tax band presently to be C. (Malvern Hills District Council) Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

FINANCIAL SERVICES

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients. If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

MOBILE COVERAGE

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

VERIFYING ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

BROADBAND

We <https://www.openreach.com/fibre-checker/my-products> understand currently Full Fibre Broadband to the cabinet broadband is available at this property. You can check and confirm the type of Broadband availability using the Openreach fibre checker:

VIEWINGS

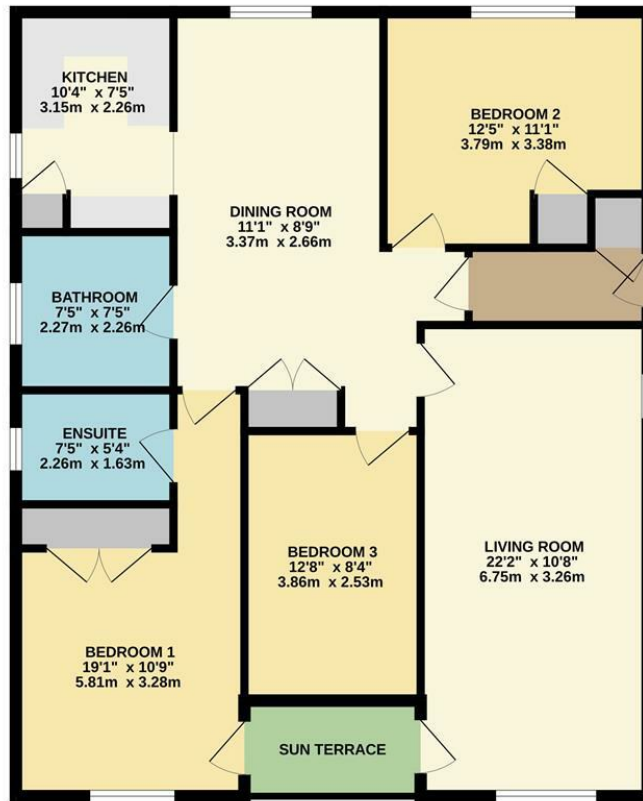
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from 09.00 to 17:00 Monday to Friday and 10:00 to 14:00 on Saturdays.

FLOORPLAN

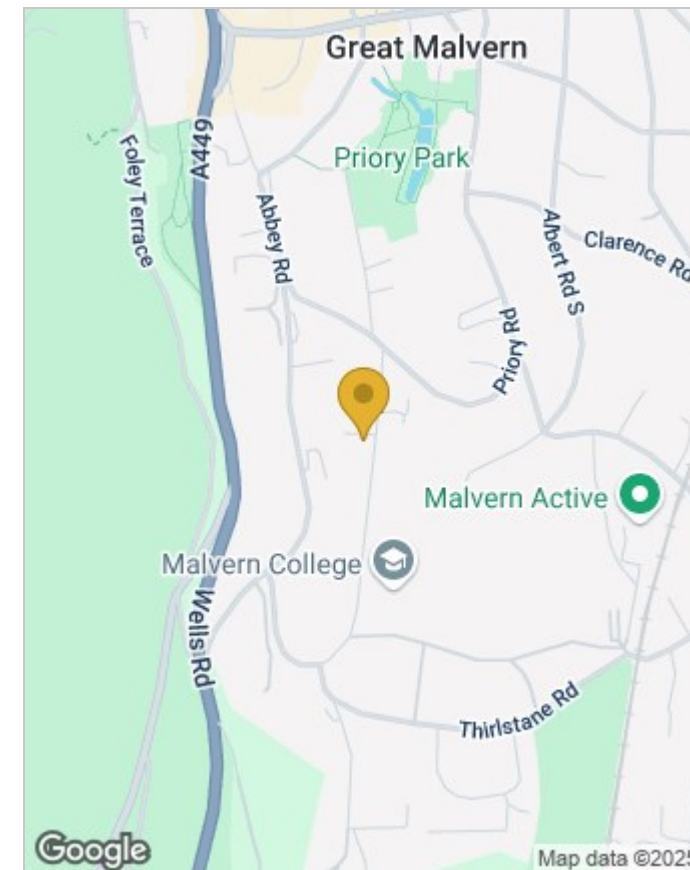
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.



GROUND FLOOR
1060 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	76
	EU Directive 2002/91/EC	

Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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