

Philip Laney & Jolly



16 Orchard Road, Malvern, WR14 3DA
Offers Over £900,000

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

For sale a large, attractive and grand house in the very heart of Great Malvern. A rare opportunity to have a renovation project of such an outstanding building. Historically a Malvern school for girls and now presently set up as 5 apartments over 4 floors with an additional cellar and garage. The property sits on a good sized plot with 2 large rear gardens a tarmac drive and a lawned front garden. Located on a quiet sought after road just a stones throw from the park, theatre and priory. An opportunity to refurbish the existing apartments or a full house renovation with lots of potential. A viewing is highly recommended.

EPC Ratings:

- The Garden Flat: EPC - F
- Flat 1: EPC - D
- Flat 1a: EPC - E
- Flat 2: EPC - F
- Flat 3: EPC - G

Council Tax Bands:

- The Garden Flat: Band B
- Flat 1: Band B
- Flat 1a: Band: B
- Flat 2: Band: A
- Flat 3: Band B

LOWER GROUND FLOOR

The lower ground floor flat comprises of: hallway, kitchen/breakfast room, sitting room, two bedrooms and a bathroom. Electric heating. All windows benefit from UPVC double glazing.

GROUND FLOOR

This 3 bedroom ground floor flat is accessed via the main door into a hallway and consists of: sitting room, kitchen/diner and bathroom. A door leads to a cellar with a utility room and a door to the garage. Door to stairs rising to first floor. There are original sash windows with secondary glazing to all windows (except one of the bedroom windows which is UPVC double glazed). The property has gas central heating and high ceilings.

FIRST FLOOR

This one bedroom apartment occupies part of the first floor of the building with kitchen, sitting room and views of the Malvern Hills to the front aspect. Stairs lead up to to a further one bedroom flat with separate shower room and open plan kitchen/living room. Electric heating.

SECOND FLOOR

On the second floor is a two double bedroom apartment which can be accessed via a private stairway. Electric heating. There is also a separate kitchen/diner and sitting room. This apartment has lovely far reaching views which include the Malvern Hills and Malvern Priory.

OUTSIDE

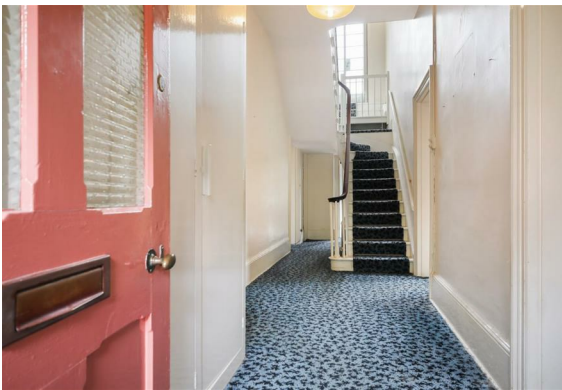
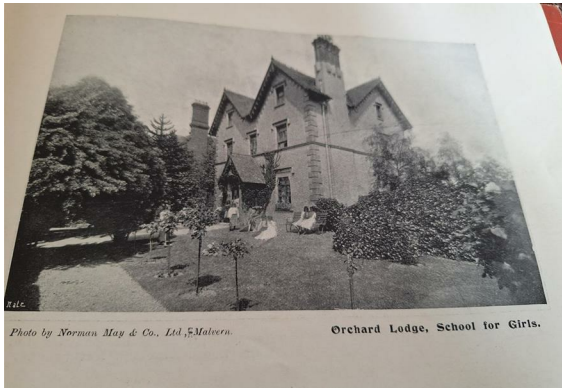
This large imposing house sits on an acre plot with a lawned area to the front, with a path to one side and a tarmac driveway to the other. The lawn is of a good size and surrounded by established hedging with a side path leading to a larger walled garden which is planted with a variety of mature trees. The garage is located at the rear of the property.

Tenure

We understand (subject to legal verification) that the property is freehold.

Council Tax Bands:

- The Garden Flat: Band B
- Flat 1: Band B
- Flat 1a: Band: B
- Flat 2: Band: A
- Flat 3: Band B





Services

Mains electricity, gas, 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.

* Gas central heating on the ground floor only. All other floors have electric heating.

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.

Broadband

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

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>

Council Tax MHDC - Malvern

We understand the council tax band presently to be :

The Garden Flat: Band B

Flat 1: Band B

Flat 1a: Band: B

Flat 2: Band: A

Flat 3: Band B

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(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.

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.

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.

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