

Philip Laney & Jolly



Flat 2 The Haylings, Malvern, WR14 3AW  
Guide Price £320,000



Philip Laney & Jolly Malvern present to the market this charming two double bedroom ground floor apartment that offers a perfect blend of comfort and convenience. The property is ideally situated just a short stroll from the vibrant local shops and amenities, making it an excellent choice for those who appreciate easy access to everyday essentials.

As you enter the apartment, you are welcomed by a private entrance hall that leads to the living room, a bright and inviting space, enhanced by a lovely conservatory that provides a serene spot to relax and enjoy the views of the well maintained communal gardens outside. There is a well appointed kitchen and a delightful dining room, perfect for entertaining guests or enjoying family meals.

The apartment features two comfortable bedrooms. A modern shower room and separate WC add to the practicality of the layout, ensuring that the needs of residents are well catered for.

In addition to the appealing interior, the property has the added benefit of a garage and parking, a rare find in such a central location. The communal gardens and patio areas offer a tranquil retreat, ideal for enjoying the outdoors without the maintenance of a private garden.

With the Malvern Theatre Complex and Great Malvern train station just a short walk away, as well as Priory Park and the Splash Leisure swimming complex nearby, this apartment is perfectly positioned for those who enjoy an active lifestyle. This property is not just a home; it is a wonderful opportunity to embrace the vibrant community of Great Malvern.

EPC: D Council Tax Band: C Tenure: Leasehold

**Entrance**

Private entrance via timber door into:

**Entrance Hallway**

Storage cupboard. Radiator. Tiled flooring. Doors to living room, shower room and bedrooms. Fusebox.

**Living Room**

UPVC window to front aspect. Decorative fire surround with electric coal effect fire. Two radiators. Door to kitchen and sliding doors to conservatory.

**Kitchen**

UPVC double glazed window to side aspect and door to front aspect. Kitchen fitted with a range of wall and base units with integrated oven and space for fridge freezer and washing machine. Granite work surface and splashback. Stainless steel one and a half bowl sink and 4 ring gas hob with extractor over. Wall mounted gas boiler. Heated towel rail. Loft hatch and tiled flooring. Open plan into:

**Dining Room**

Double glazed bay windows to rear aspect and double glazed windows to side. Two radiators. Loft hatch.

**Conservatory**

UPVC conservatory with door into garden. Tiled flooring.

**Bedroom 1**

UPVC double glazed window to side aspect, overlooking seating area and gardens. Built-in wardrobes and WC. Radiator and picture rail.

**WC**

Low level WC and wall mounted wash hand basin with movement sensor hot water supply. Tiled walls. Extractor fan.

**Bedroom 2**

UPVC double glazed window to front aspect and two Velux style windows. Built-in wardrobes. Radiator.

**Shower Room**

Obscure double glazed window to rear aspect. Grout free shower cubicle with 'Mira' electric shower, pedestal hand wash basin and low level WC with tiled splashback. Heated towel rail, extractor fan, tiled flooring and loft hatch.





#### Outside

Well maintained communal gardens with a variety of plants and trees and various patio areas with seating.

#### Garage

Electric up and over door with power and lighting.

#### Parking

Communal and allocated parking.

#### Agent's Note

The vendor has informed us that cavity wall insulation has been installed where possible and the garage has been re-roofed.

#### Tenure - Leasehold

We understand (subject to legal verification) that the property is Leasehold with a share of the Freehold

999 years with 988 years remaining

Service charge £1,800 per annum

There are four flats and each has an equal share of the Freehold

#### 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 in working order or free from any defects.

#### Floorplan

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

#### Council Tax MHDC

We understand the council tax band presently to be : C

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).

#### Broadband

We understand currently Fibre to the Cabinet 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>

#### 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.

#### 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 :

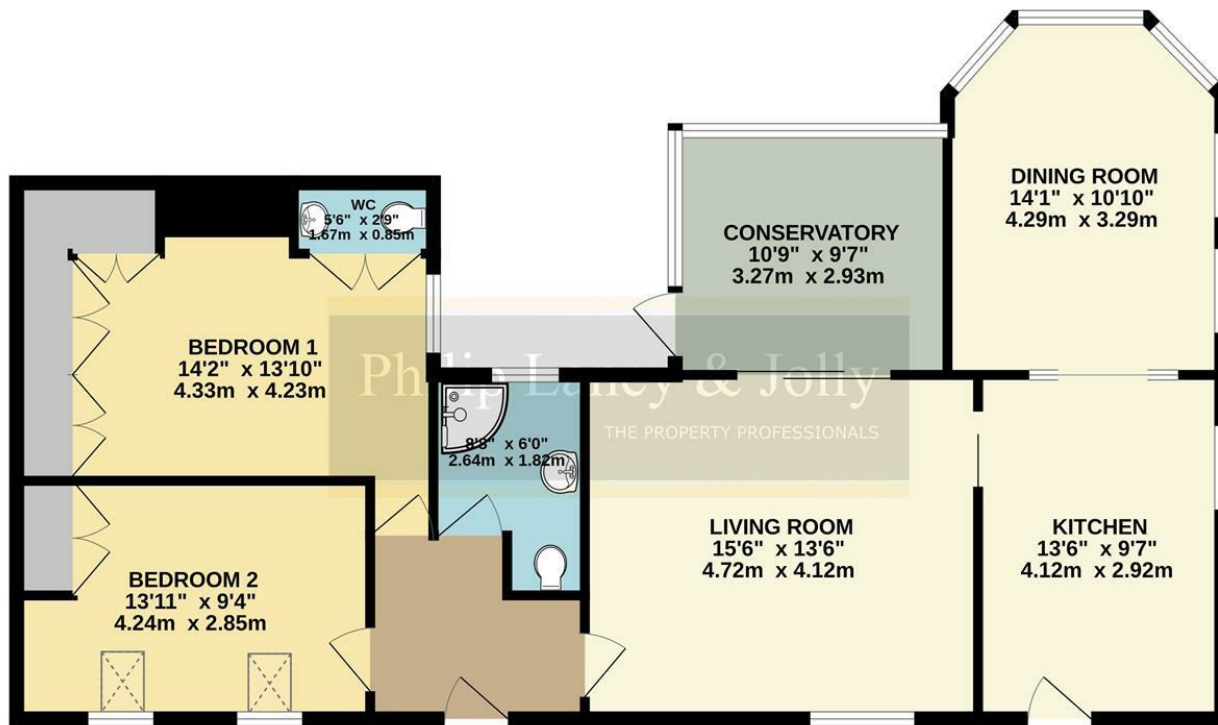
<https://bit.ly/MortgageAdviceRequestPLJW>

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.

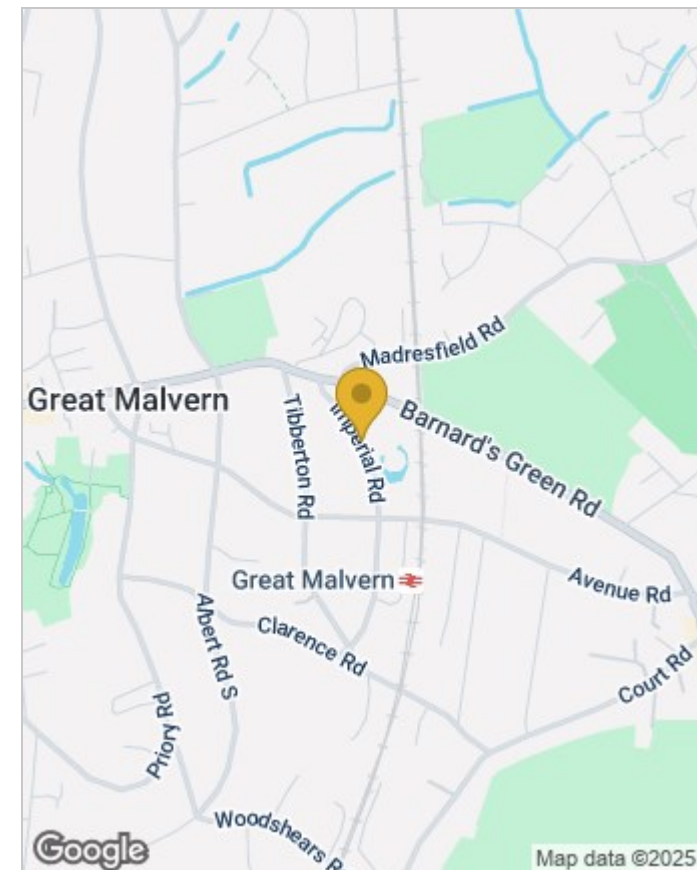
#### Viewings

Strictly by appointment with the Agents. Please call 01684 575100.

## GROUND FLOOR



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 |         |           |
| A (1-10)                                    |         |           |
| B (11-15)                                   |         |           |
| C (16-20)                                   |         |           |
| D (21-25)                                   |         |           |
| E (26-30)                                   |         |           |
| F (31-35)                                   |         |           |
| G (36-40)                                   |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 68      | 80        |
| 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.