

Philip Laney & Jolly



Apt 7 Wells Road, Malvern, WR14 4RH
Guide Price £270,000

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Philip Laney & Jolly Malvern are delighted to welcome to the market this delightful apartment that offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a serene retreat. The main bedroom enjoys an en-suite bathroom, providing a private sanctuary for relaxation.

Accessed via stairs or a lift, the apartment leads to a private landing area, ensuring a sense of exclusivity. The splendid far-reaching views from the property enhance the overall appeal, allowing residents to enjoy the beauty of the surrounding landscape.

The well-appointed kitchen and bathroom cater to all your daily needs, making this apartment both functional and inviting. Additionally, the property comes with the added benefit of a designated parking space, a rare find in such a desirable location.

With no onward chain, this apartment presents a seamless opportunity for prospective buyers to move in without delay. Whether you are looking to invest or find your new home, this property on Wells Road is not to be missed. Embrace the chance to enjoy a comfortable lifestyle in a picturesque setting.

EPC: D Council Tax Band: D Tenure: Leasehold

Entrance

Lift and stair access to Apartment 7.

Hallway

Airing Cupboard housing water heater. Intercom system.

Kitchen/Diner

Window with secondary glazing. Kitchen fitted with a range of wall and base units with under counter lighting and wooden worktops over. Electric oven and grill with electric hob with extractor over. Space and plumbing for washer/dryer. Compact dishwasher. Wooden laminate flooring. Ceiling spotlights.

Living Room

Two single glazed windows with far reaching views. Fitted carpet. Electric heater and two ceiling light points.

Bedroom 1

Double bedroom with secondary glazed window. Ceiling spotlights. Fitted carpet and electric heater.

Ensuite Shower

Shower cubicle with shower, low level WC and wash hand basin. Electric heated towel rail. Ceiling spotlights. Laminate flooring and tiled walls.

Bedroom 2

Secondary glazed window. Built-in storage cupboard. Fitted carpet. Electric heater and ceiling light point.

Bathroom

Jacuzzi bath with mixer shower over, low level WC and wash hand basin. Tiled walls. Mirror with light. Electric heated towel rail and laminate flooring.





Outside

Well maintained communal gardens, mainly laid to lawn and planted with a variety of plants and shrubs. Allocated parking space.

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 in working order or free from any defects.

Tenure

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

We have been advised by our vendor that there are 140 years remaining on the lease.

Ground rent is £292,50 payable in January and July

Service charge is £250 payable monthly

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 : D

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 there is a full fibre connection available to order 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 - Malvern

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.

Property to sell?

If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

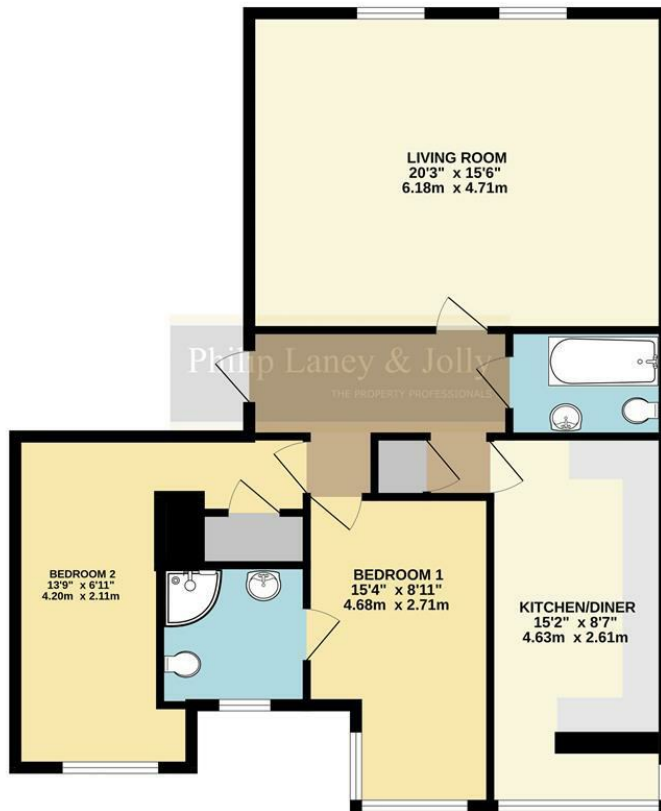
Viewings

Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

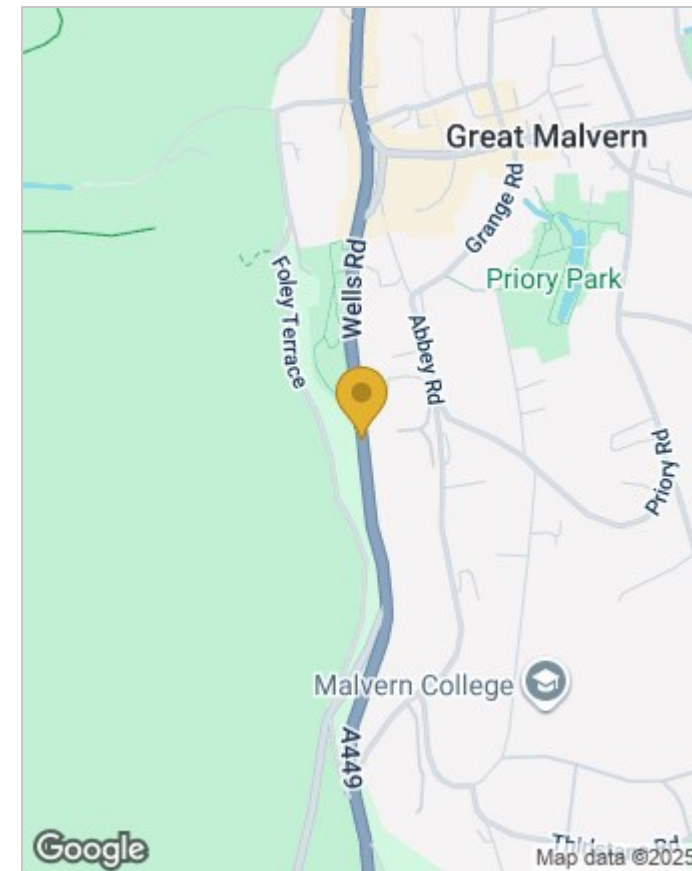
Agents Note

The internal photographs used in this listing were taken prior to the start of the current tenancy to respect the tenants privacy. The property's layout and main features remain unchanged.

FIRST 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		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 firms employment has the authority to make or give any representation or warranty in respect of the property.