



Connells

Peachfield Road  
Malvern





## Property Description

A beautifully presented first floor two bedroom apartment offering contemporary open plan living, allocated parking, communal gardens and glorious views situated within a sought after residential area of Malvern. Added benefit of Planning Permission Approval for Patio Doors and Balcony.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Location

The property gives easy access onto the popular Malvern Hills where you can enjoy miles of glorious walking and take in the breathtaking views across Hereford and Worcestershire.

Just a short drive away are the much sought after villages of Colwall and West Malvern as well as

Great Malvern where a broad range of shops, cafes, restaurants, banks and other services can be found, including the Malvern Splash leisure centre and swimming pool, Great Malvern railway station, the highly respected Malvern Theatre and Waitrose supermarket.

The property is also well placed for some of the finest independent and state schools, with Malvern having an excellent reputation for the schooling it has to offer. These include Malvern College, Malvern St James and The Downs in the private sector, and The Wyche Primary and The Chase High School in the state sector.

With its' famous hills, Malvern is notably a beauty spot and provides a gateway to the Malvern Hills. The unspoilt countryside of both the Malvern Hills and the surrounding areas provides a wealth of recreational opportunities for locals and tourists alike. The popular Three Counties Showground offers a variety of events throughout the year, including gardening, agricultural and antique shows.

## Accommodation Details

The property comprises of communal entrance hall, entrance hall, kitchen/dining/living room, bedroom with en-suite, bedroom two and bathroom.

The property further benefits from having underfloor heating, communal gardens, allocated off road parking and glorious views.

## Communal Entrance

Part glazed door leading into the communal entrance hall with stairs rising to the first floor.

## Private Entrance Hall

Pendant ceiling light and doors leading to the kitchen/dining/living area, bedrooms and bathroom.

## Kitchen / Dining / Living Room

22' 9" x 14' 2" ( 6.93m x 4.32m )

Two rear facing double glazed windows, fully fitted kitchen with a range of floor mounted units, range of eye level units, one and a half bowl stainless steel sink drainer unit with cupboard below, built in microwave, built in oven, four ring gas hob and cooker hood over, integrated dishwasher, integrated fridge, integrated freezer, integrated washing machine, pendant ceiling light, recessed spotlights and hardware flooring.

## Bedroom One

17' 8" x 9' 2" ( 5.38m x 2.79m )

Two front facing double glazed windows with views to the Malvern Hills, built in wardrobe with hanging rail and shelving, pendant ceiling light, two recessed spotlights and carpeted flooring. Door leading to the en-suite shower room.

## En-Suite

Walk in double shower enclosure with shower over, vanity wash hand basin, WC, fully tiled walls, alcove with recessed wall mounted mirrored cabinet, recessed spotlights and tiled flooring.

## Bedroom Two

14' 7" x 9' ( 4.45m x 2.74m )

Front facing double glazed window with views to the Malvern Hills, pendant ceiling light and carpeted flooring.

## Bathroom

Side facing part opaque double glazed window, roll top claw foot bath with mixer taps and shower attachment, vanity wash hand basin, WC, recessed spotlights, WC, fully tiled walls, shaver socket and tiled flooring.

## Outside

To the front of the property there is tarmac driveway offering allocated off road parking and side access to the rear.

## Communal Gardens

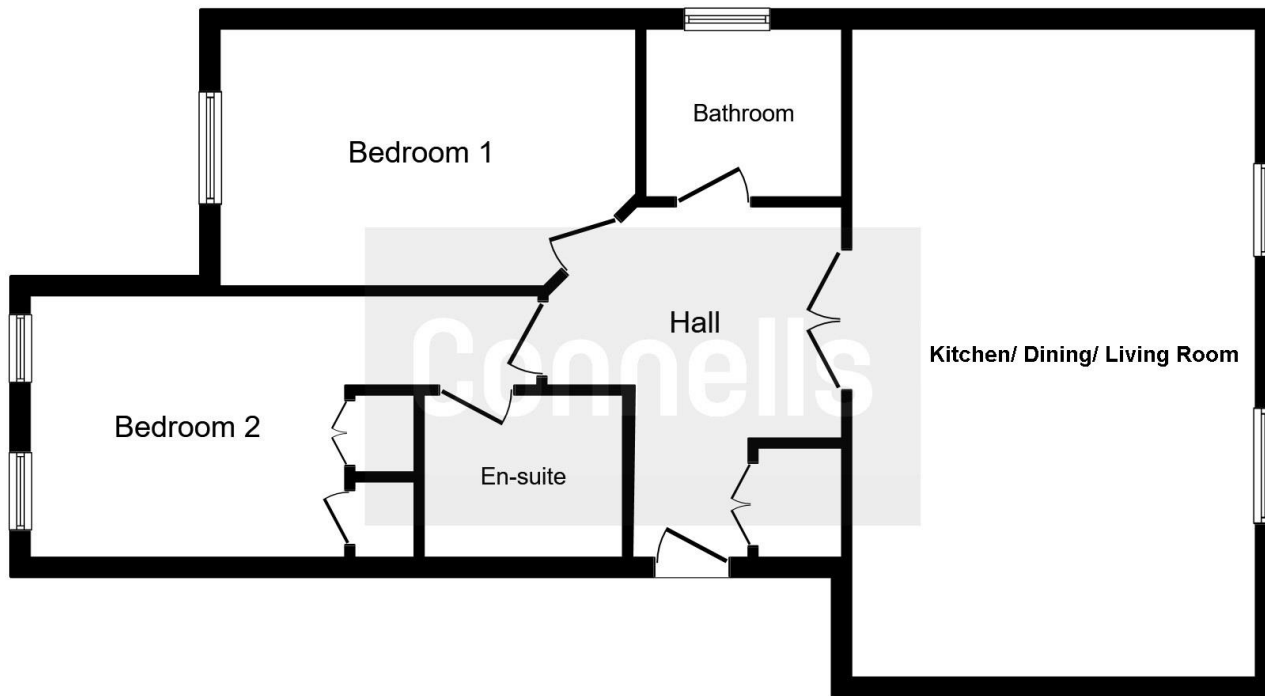
To the rear of the property there is a fully enclosed communal garden with inset mature shrubs and trees.

## Services

All mains services are connected to the property.







**Floor Plan**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
Plan produced for Connells. Powered by www.focalagent.com



To view this property please contact Connells on

**T 01684 892 282**  
**E malvern@connells.co.uk**

32 Church Street  
MALVERN WR14 2AZ

**check out more properties at [connells.co.uk](http://connells.co.uk)**

**Directions to this property:**

From Malvern Connells office proceed up towards Bell Vue Terrace, turning left at Belle Vue Terrace and leading into Wells Road, continue past the common for some time and turning left into Peachfield Road and The Poplars can be located on the right hand side as denoted by our Connells For Sale Board.

**EPC Rating: B**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MAL306007 - 0002