

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A LIGHT AND AIRY SECOND FLOOR LUXURY APARTMENT THAT HAS THE BENEFIT OF STUNNING VIEWS ACROSS THE SEVERN VALLEY AND COMMUNAL GARDENS. IT OFFERS SPACIOUS ACCOMMODATION OF COMMUNAL ENTRANCE, ENTRANCE HALL, BATHROOM, LIVING ROOM, KITCHEN, TWO BEDROOMS (ONE EN-SUITE), GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, CAR PARKING SPACE. ENERGY RATING "B"

Wells House - Guide Price £193,000

17 Wells House, Holywell Road, Malvern, Worcestershire, WR14 4LH



17 Wells House

Location & Description

This is an ideal opportunity to purchase a beautifully presented apartment in a secluded position on the upper eastern slopes of the Malvern Hills within easy access to local amenities of shops, primary school, church, inn and bus service.

The cultural town of Great Malvern offers a wide range of shops, banks, building societies, Post Office, restaurants and Waitrose supermarket. Malvern as well as being famous for its range of hills is also renowned for its theatre complex with concert hall and cinema together with having many recreational facilities available including the Splash leisure centre and Manor Park Sports Club.

Transport connections are excellent with Malvern having two mainline railway stations with connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Located just 8 miles from Great Malvern Junction 7 of the M5 motorway at Worcester which brings The Midlands and most parts of the country within a convenient commuting time. Wells House is a former school which has been carefully refurbished to create beautifully spacious and bright apartments. It is situated in a tranquil location and for those who enjoy outdoor pursuits there are many walks to be enjoyed around the Malvern Hills within easy reach.

Property Description

Apartment 17 offers stunning views across the Severn Valley from the Master Bedroom, Kitchen and Living Room. Gas central heating and double glazing throughout, the agents strongly recommend an early inspection to appreciate the quality of its interior and superb setting.

Communal Entrance

Secure video door entry system with key code access. Lift access to all floors (some steps on ground floor) Stairs rising to all floors.

Entrance Hall

From the communal entrance hall there is an oak door which leads to the private entrance hall to the flat. Oak doors to the living room, two bedrooms and bathroom.

Sitting Room 15.42ft (4.70m) x 13.32ft (4.06m)

Double glazed window to the front aspect enjoying far reaching views across the Severn Valley. Radiator, TV point and opening leading to:

Kitchen 8.76ft (2.67m) x 6.43ft (1.96m)

A fully fitted kitchen comprising of ample eye and base level units with integrated chrome single oven, four point electric hob and extractor canopy over. Stainless steel sink with mixer tap. Integrated washer dryer (recently replaced), fridge, freezer and dishwasher. Cupboard concealed gas fired combination central heating boiler,





Master Bedroom

Double glazed window to the front aspect enjoying stunning views across the Severn Valley. Radiator and oak door leading to:

En-Suite

Fitted with a white suite comprising of a concealed flush WC, wash hand basin and tiled shower cubicle with mains shower. Extractor fan, splash back tiling and extractor fan.

Bedroom 2 12.33ft (3.76m) x 11.74ft (3.58m)

Two windows to the rear aspect and a further window to the side enjoying beautiful views. Radiator and a large selection of built in fitted wardrobes with hanging rails.

Bathroom

Fitted with a white suite comprising of a pedestal wash hand basin, concealed flush WC, panelled bath with mains shower over and heated towel rail.

Outside

There is an allocated parking space for the flat with additional guest parking. To the rear of the building there is a communal decked area with seating.

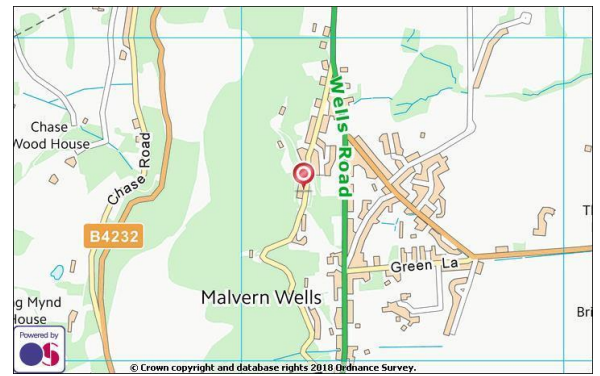
Agents Note

The property is currently tenanted



Directions

From the agents office in Great Malvern proceed south along the A449 Wells Road towards Ledbury. Continue along this route for about one and a half miles and then turn right into Holywell Road (signed Cottage in the Wood Hotel). Follow the road passing the driveway to The Cottage in the Wood and the property can be found on the right hand side as indicated by the agents For Sale board. Parking for Number 17 is located in the carpark opposite the property.



Services

We have been advised that mains gas, electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal verification) that the tenure is leasehold with a remaining term of 116. The ground rent is £200.00 per annum and that the service charge is currently £2282 per annum paid in two instalments.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

Strictly by appointment through the Agent's Malvern office. 01684 892809.

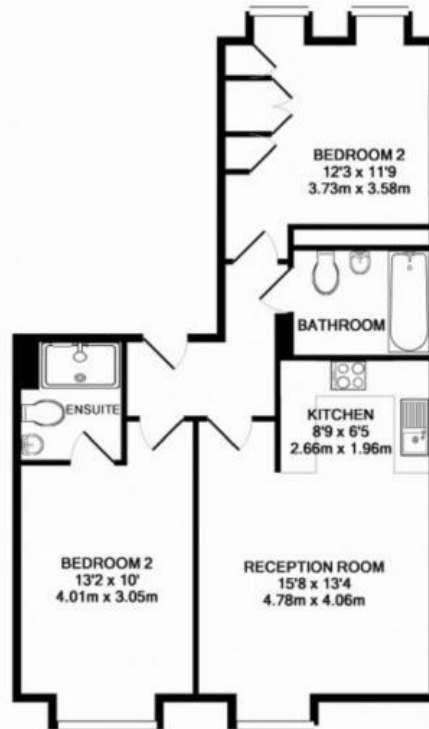
Council Tax

COUNCIL TAX BAND "B"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is B (82).



TOTAL APPROX. FLOOR AREA 690 SQ.FT. (64.1 SQ.M.)

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk