

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A SUPERBLY POSITIONED PENTHOUSE APARTMENT AFFORDING FINE AND FAR REACHING VIEWS OVER THE SEVERN VALLEY AND OFFERING SPACIOUS AND WELL-PROPORTIONED ACCOMMODATION BENEFITING FROM GAS CENTRAL HEATING, DOUBLE GLAZING, TWO ALLOCATED PARKING SPACES AND USE OF THE COMMUNAL GROUNDS. ENERGY RATING "B"**

## The Penthouse - Guide Price £425,000

18 Wells House, Holywell Road, Malvern, Worcestershire. WR14 4LH





# Apartment 18, 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 communication 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.

## Property Description

The Penthouse is a fine example of a spacious top floor apartment in complex of similar apartments on the eastern slopes of the Malvern Hills and affording fine, far reaching, panoramic views over the Severn Valley to Cheltenham and The Cotswolds beyond.

One of the key selling points of the apartment is the fact that it comes with two allocated parking spaces, the first being just to the right of the main building and another in the main communal carpark situated below the complex.

Accessed via a communal front door the communal entrance hall has stairs rising to all floors. The Penthouse enjoys use of the communal lift that is key operated to this apartment and opens directly into the reception hall and gives direct access to the apartment.

The communal front door is activated by a video entry system and the apartment itself has well-proportioned rooms that benefit from gas central heating and double glazing.

The accommodation in more detail comprises:

## Generous Living Kitchen Diner

A wonderful open plan area positioned to the front of the building and affording fine and far reaching panoramic views through three double glazed dormer windows. This area is divided into two main spaces the first of which is

## Kitchen 3.46m (11ft 2in) x 6.35m (20ft 6in) max

Double glazed dormer window to rear is set over a one and a half bowl stainless steel sink unit with flexible mixer tap set into a granite worktop under which there is a range of white fronted drawer and cupboard base units with chrome handles with matching wall units. Range of integrated appliances including a Bosch **INDUCTION HOB** with Siemens stainless steel extractor over, Neff **OVEN** with warming drawer. **DISHWASHER** and double door **FRIDGE** and space for further kitchen white good. Tiled splashbacks, inset LED downlighters and matching granite splashbacks. Dividing the two areas is a granite breakfast bar over which is a double glazed roof lantern that floods the area with natural light. Door to utility room (described later) and two steps lead up to





### **Living Room 6.35m (20ft 6in) max x 7.54m (24ft 4in) max**

A large space positioned to the front of the apartment and affording fine and far reaching views to Bredon Hill and The Cotswolds beyond through three double glazed dormer windows. A flexible and versatile space with ceiling lights over the dining area and LED downlighting. Two radiators, entertainment wall with shelving to side and under.

### **Utility Room 2.17m (7ft) x 2.56m (8ft 3in)**

Range of white fronted cupboard base units with worktop over, sunk into which is a stainless steel sink unit with mixer tap and drainer. Velux skylight with blind. Undercounter space for washing machine and further white goods. Wall mounted Worcester gas boiler in a matching cupboard. Ceiling mounted extractor fan and inset LED downlighters. Radiator.

### **Bedroom 2 3.28m (10ft 7in) x 3.64m (11ft 9in)**

A dual aspect room with double glazed window to rear and double glazed skylight looking down the length of the North Malvern Hills with integrated blind. A good size double bedroom with inset LED downlighters and radiator.

### **Cloakroom**

Fitted with a close coupled WC, wall mounted wash hand basin with mixer tap, tiled splashback, wall mounted chrome heated towel rail, inset LED downlighters and ceiling mounted extractor fan.

### **Inner Hall**

Two steps lead up from the reception hall and gives access to two further bedrooms and also to

### **Bathroom**

Fitted with a modern suite of close coupled WC, wall mounted wash hand basin and panelled bath with mixer tap and showerhead fitment. Wall mounted chrome heated towel rail, tiled splashbacks. Shaver point and LED downlighters. Ceiling mounted extractor fan.

### **Master Bedroom 4.06m (13ft 1in) x 3.44m (11ft 1in) min to wardrobes**

Double glazed dormer window to front gives fine and far reaching views. LED downlighters, radiator. Range of fitted wardrobes incorporating shelf space. Door to

### **En Suite**

Fitted with a modern white suite of close coupled WC, wall mounted wash hand basin with mixer tap and panelled bath with mixer tap. Walk-in shower enclosure with thermostatically controlled dual rainfall shower head with hand held unit. Tiled splashbacks, chrome wall mounted heated towel rail. LED inset downlighters, ceiling mounted extractor fan. Shaver point.

### **Bedroom 3 3.56m (11ft 6in) x 3.07m (9ft 11in) max**

Double glazed dormer window to front with views. Inset LED downlighters, radiator. To one wall there is a range of fitted shelving.

### **Outside**

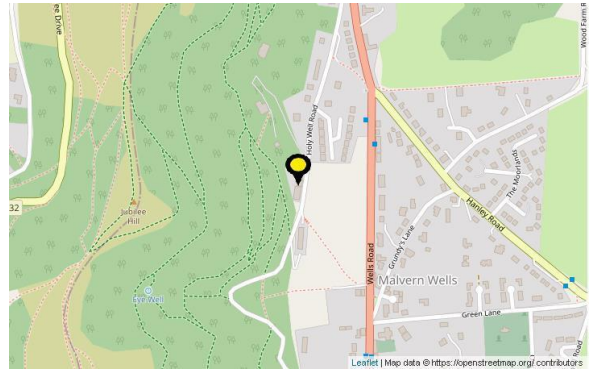
There are two allocated parking spaces for the flat, one on the upper level and one in the car park along with additional guest parking. To the rear of the building there is a communal decked area with seating.





## 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.



## 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 local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal verification) that the property is Leasehold. There is 112 years remaining on the lease. The ground rent is £200.00pa and the annual service charge is £2280.00.

## 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

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

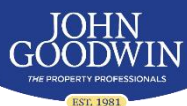
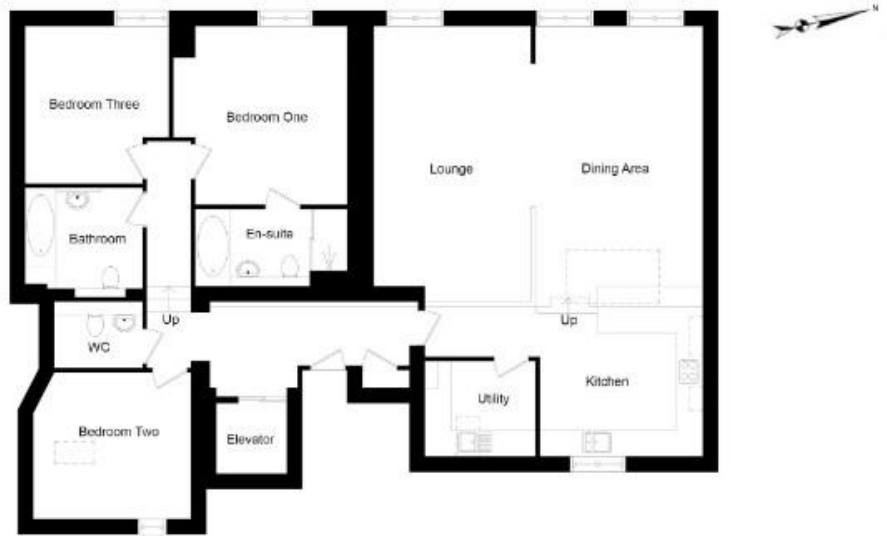
## Council Tax

COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is B (84).



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