

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A REFURBISHED, ONE BEDROOMED, GROUND FLOOR APARTMENT AFFORDING FINE AND FAR REACHING VIEWS ACROSS THE SEVERN VALLEY FROM ITS ELEVATED POSITION ON A POPULAR ROAD. DOUBLE GLAZING AND GAS CENTRAL HEATING. ENERGY RATING C NO CHAIN

Flat 2 Arley House - Guide Price £110,000

5 Hanley Terrace, Malvern, WR14 4PF



Flat 2 Arley House

Location & Description

Located in Malvern Wells the property enjoys an elevated position affording fantastic views across the Severn Valley to Bredon Hill and the Cotswold range beyond. The property is well situated for access to the commons as well as the hills themselves.

There is a local convenience store nearby with further and more extensive facilities available in Great Malvern, which include a mainline railway station offering direct links to Worcester, Birmingham, London, Hereford and South Wales.

Property Description

Flat 2 Arley House is a ground floor apartment located in an elevated setting on the eastern slopes of the Malvern Hills and from the front aspect takes in superb views across the Severn Valley to Bredon Hill and The Cotswolds beyond.

The accommodation has been refurbished over the years to create a light and airy environment full of period character and charm.

The property is approached via steps leading up from Hanley Terrace which give access to the communal front door opening to the main entrance hall where stairs rise to all floors.

The private front door accessing Flat 2 is on the ground floor and opens to the accommodation which benefits from gas central heating and double glazing.

The accommodation in more detail comprises:

Living Room 5.04m (16ft 3in) into recess and bay x 5.83m (18ft 10in)

A wonderful open plan area enjoying a wide double glazed sash bay window to front providing far reaching views across the Severn Valley. Throughout the room there are exposed floorboards and two Victorian style ornate radiators. A cleverly designed modern shaker style **KITCHEN** offer drawer and cupboard base units with a granite worktop over set into which is a Belfast sink with chrome mixer tap over. Matching wall units and a range of integrated appliances including a four ring Bosch electric **HOB** with extractor over and matching single **OVEN** under as well as an **AEG DISHWASHER**, a **FRIDGE** and **WASHING MACHINE**. Breakfast bar area with stools. A focal point of the room is the feature fireplace housing the electric fire set into a black granite effect bask and hearth. Period cornicing and skirtings.





Exposed wood flooring flows throughout this area.
Ceiling light point. Door to

Bedroom 3.04m (9ft 10in) x 3.77m (12ft 2in)

A generous double bedroom positioned to the front of the building and providing glorious and far reaching views through the double glazed sash window (with period wooden shutters) over the Severn Valley. Ceiling light point, lights either side of bed space. Cornicing to ceiling and period Victorian style ornate radiator. Useful walk-in clothes cupboard with hanging rails, radiator and also housing the wall mounted gas boiler. Ceiling light point. Door to



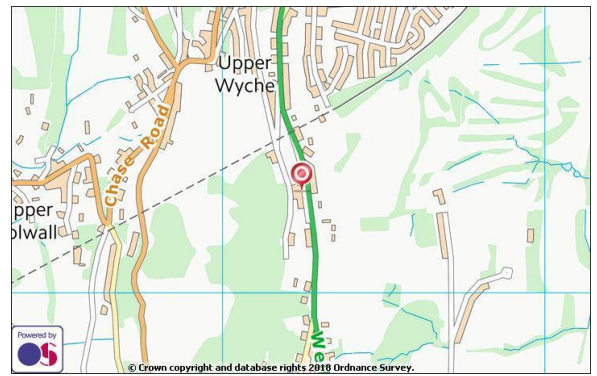
Shower Room

Fitted with a Victorian style low level WC and pedestal wash hand basin and walk-in shower enclosure with thermostatically controlled hand held shower over. Obscured double glazed window to side, tiled walls and floor. Ceiling light point, chrome wall mounted heated towel rail encompassing central heating radiator.



Directions

From the agent's office in Great Malvern proceed south towards Ledbury along the A449 Wells Road leaving the town limits and passing across the top of Peachfield Common and past the Railway Inn on your right hand side. Continue for no more than half a mile where you will see a fork to Hanley Terrace on the right hand side. Turn here and the property can be found after a short distance on the right hand side as indicated by the agent's 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 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 property is leasehold on a 999 year lease starting from 1 June 1998. We understand that the property owns a share of the freehold but we are waiting for this to be confirmed. The annual service charge has not been confirmed as yet but is believed to be £600 per annum with additional work paid for on an "as and when" basis.

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 purchases/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 formerly 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 "A"

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 C (72).



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