



Ranelagh Road, Malvern

£385,000
Guide Price



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7 Franklin Apartments, Gospel Place, Ranelagh Road, Malvern,

OPEN DAY LAUNCH 26th September 11-1. Brand new luxury duplex apartment featuring stunning flexible accommodation. The apartment over two floors has two double bedrooms with ensuite, study/bedroom 3, balcony, cloakroom, utility and generous open plan modern living space. Off road parking, high specification design. EPC - Predicted B

Contents

Property Location	Page 3
Property Details	Page 4
EPC Charts	Page 9
Floor Plan	Page 10

Property Location

The Malverns are one of the most outstanding locations in England with stunning landscapes, beautiful towns and villages plus a range of festivals and attractions. The Victorian spa town of Great Malvern lies at the foot of the Malvern Hills but the area also includes the historic riverside town of Upton upon Severn and Tenbury Wells in the beautiful Teme Valley to the north. The Malvern Hills themselves link Herefordshire and Worcestershire and are a great destination for walkers of all ages and abilities whether you are interested in a gentle stroll or an energetic trek along the top of the ridge making the most of fantastic views. Directions: From our offices in Malvern Link proceed along Worcester Road turning right into Ranelagh Road. Continue ahead and the apartments will be located at the end of the road as indicated by our for sale agents board.

Property Details

Call Platinum Property Agents 01684 898800 to arrange your viewing slot at the launch Saturday 26th September.

Gospel Place offers an exclusive selection of 14 new homes at Ranelagh Road, Malvern with the fabulous back drop of the Malvern Hills just a few miles away. The property is situated in a most convenient position with a range of shops and amenities locally including Malvern Retail Park with Marks and Spencers and Morrisons just a 5 minute walk away. The Malvern Link conservation area is served by many local shops selling gifts, antiques, clothes, art and jewellery. The Victorian Spa town of Great Malvern lies at the foot of Malvern Hills with further shops including a Waitrose and The Priory church. Transport connections are good with the mainline Malvern Link railway station just 15 minutes walk and 4 minutes by car. The M5 and motorway network are easily accessed from Worcester approximately 7 miles away.

Apartment 7 is a beautiful duplex apartment located on the 2nd and 3rd floors offering stunning modern accommodation with flexible modern living space, a sizeable balcony accessed from the Kitchen/dining area, spacious light and airy living/dining space, fully fitted integrated custom designed Kitchen, including dishwasher, ceramic hob and feature

lighting. Superb master bedroom with ensuite and dressing area, further double bedroom and study/bedroom 3. Generous family bathroom, utility room cloakroom and storage. Covered off road parking. Designed and built to a high specification throughout we recommend an early viewing to appreciate the size and standard of the accommodation on offer.

SECOND FLOOR

HALL 13' 7" x 8' 1" (4.14m x 2.46m)

KITCHEN/DINING 21' 2" x 16' 4" (6.45m x 4.98m)

LIVING 20' 1" x 15' 7" (6.12m x 4.75m)

BALCONY

UTILITY 7' 10" x 7' 1" (2.39m x 2.16m)

CLOAKROOM

THIRD FLOOR

BEDROOM ONE 17' 11" x 10' 6" (5.46m x 3.2m)

ENSUITE

BEDROOM TWO 18' 4" x 11' 5" (5.59m x 3.48m)

STUDY 18' 4" x 5' 3" (5.59m x 1.6m)

FAMILY BATHROOM

OUTSIDE

ADDITIONAL INFORMATION Estimated Rental Income: £1500pcm

Council Tax Band: TBC

Lease: TBC

Viewings

We offer our buyers and sellers a personal service which includes, for their convenience and safety, accompanying all viewings. To avoid disappointment please allow 24 hours' notice when arranging viewings.

Disclaimer and Misdescriptions Act 1991

These particulars are believed to be correct but the accuracy is not guaranteed. Platinum Property Agent or any subsidiary offer these sales particulars for guidance only and do not offer them to constitute any part or form of contract. Purchasers are advised to obtain and substantiate that any services, appliances or systems, fixtures and fittings mentioned are in full working order and included in the offer of sale, no warranty is offered by our vendors. Measurement, distances and areas are approximate, for guidance only, measurements are taken to the nearest 3 inches, and prospective purchasers are advised to verify these and not to assume that they are accurate.

Additional Property Services

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- Extensive Internet and Newspaper Marketing
- Inclusive Legal Fees option

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- Rent Guarantee, Inventories and regular inspection inclusive option
- Marketing only option for the professional

Platinum for Buyers

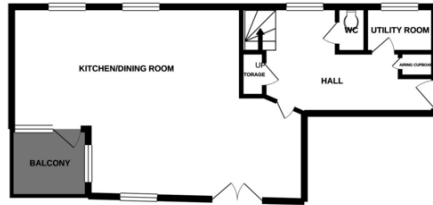
- Accompanied viewings
- Free independent mortgage advice
- Solicitor Quotations
- Home Buyer Survey Quotations

Platinum for Mortgages

- Independent “whole of market” Mortgage search
- Independent “whole of market” Insurance Illustrations
- Investment property specialists

EPC – Pending Predicted B

GROUND FLOOR



1ST 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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