



Ranelagh Road, Malvern

£245,000
Guide Price



PLATINUM PROPERTY AGENTS

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

OPEN DAY AND LAUNCH 26th September 11-1. Brand new luxury first floor apartment

designed for modern day living offering spacious and contemporary accommodation

featuring two good sized bedrooms, ensuite and balcony. Located in the exclusive Gospel

Place development of just 14 homes. Tandem off road parking, built to a high specification

throughout. EPC Predicted B

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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 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.

6 Franklin Apartments is a two bedroom first floor apartment offering stunning modern accommodation with flexible living space, a sizeable corner balcony accessed from the dining area and covered tandem parking. Accommodation comprising entrance hall, two good sized bedrooms with master ensuite and bathroom, fully fitted generous kitchen with

ceramic hob and dishwasher, dining area and living room all designed to a high specification. Viewing is strongly advised to appreciate the size and standard of accommodation on offer.

ENTRANCE HALL 10' 8" x 5' 5" (3.25m x 1.65m)

KITCHEN 11' 5" x 8' 2" (3.48m x 2.49m)

DINING 11' 5" x 7' 10" (3.48m x 2.39m)

LIVING ROOM 20' 1" x 15' (6.12m x 4.57m)

BEDROOM ONE 14' 9" x 11' 3" (4.5m x 3.43m)

ENSUITE

BEDROOM TWO 10' 10" x 9' 2" (3.3m x 2.79m)

BATHROOM

OUTSIDE

GENERAL INFORMATION Estimated Rental Income: £950pcm

Council Tax Band: TBC

Lease Information: TBC

AGENTS NOTE Please note the images shown are of the show home 13 Gospel Place and are for representation only

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

Platinum for Sales

- Free market valuation for potential sellers
- Accompanied viewings
- Extensive Internet and Newspaper Marketing
- Inclusive Legal Fees option

Platinum for Landlords

- Full Management, Let Only and Professional Landlord packages
- But to Let, Student Let and HMO experienced

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

Platinum for Buyers

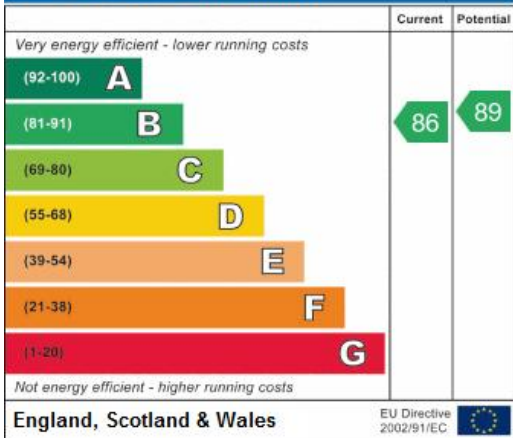
- Accompanied viewings
- Free independent mortgage advice
- Solicitor Quotations
- Home Buyer Survey Quotations

Platinum for Mortgages

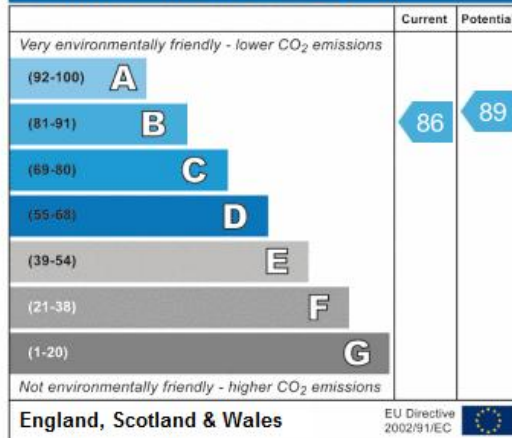
- Independent “whole of market” Mortgage search
- Independent “whole of market” Insurance Illustrations
- Investment property specialists
- No additional charge for advice

Please contact your local office for further information.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



THE FRANKLIN

Two bedroom first floor apartment

Price: **POA**

Area: **850 sqft**

First Floor

Hall
3.25m x 1.64m (10'8" x 5'5")

Kitchen
3.48m x 2.49m (11'5" x 8'2")

Dining
3.48m x 2.49m (11'5" x 7'10")

Living
6.11m x 4.58m (20'1" x 15')

Bedroom 1
4.49m x 3.42m (14'9" x 11'3")

Bedroom 2
3.29m x 2.79m (10'10" x 9'2")





