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3 Castlehaven Foley Terrace, Great Malvern, WR14 4RQ £164,500

A light and airy first floor two double bedroom apartment situated in the heart of Great Malvern with great access to the Hills and the town centre for sale. The characterful accommodation comprises: entrance hall, dual aspect lounge diner with open fireplace, fitted kitchen, two double bedrooms, shower room with white suite. Further benefits include a long lease (over 900 years) with a share of the freehold and no ground rent, lovely views through the trees and over the Severn Valley, excellent access to the Hills and the Rose Gardens, walking distance to Great Malvern, no onward chain.







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MAYFAIR OFFICE GROUP

3 Castlehaven, Foley Terrace, Great Malvern, WR14 4RQ











ENTRANCE HALL
Accessed via a wooden front door from the rear, recessed ceiling down lighters, access to roof space, side aspect sash window overlooking the gardens, door to bathroom , door to lounge diner.

BATHROOM 7'2" x 4'6" (2.19m x 1.38m)
Obscure glass Velux roof light, three piece white suite comprising of a large walk-in shower cubicle with sliding screen, pedestal wash hand basin with shaver socket to side and push flush WC, heated chrome towel rail, wall mounted electric heater, part tiled walls, tile effect floor.

LOUNGE DINER 13'1" x 12'0" (4.01m x 3.68m)
An airy dual aspect lounge diner with two south facing sash windows either side of the feature opened fireplace and exposed brick wall, additional side aspect window overlooking the Severn Valley through trees opposite, recessed ceiling downlighters, feature brick wall with opened fireplace, tiled hearth with wooden surround, wall mounted programmable electric radiator, wide open doorway to:

INNER HALL
Recess ceiling downlighters, wall mounted programmable electric heater, steps up to kitchen, door to bedroom.

KITCHEN 10'0" x 7'6" (3.05m x 2.3m)
South facing sash window, recessed ceiling downlighters, access to roof space, exposed beam, fitted kitchen comprising of a range of floor and wall mounted cream units and a wood block effect worktop, stainless steel one and a half bowl sink unit, integral induction hob with oven below, space and plumbing for washing machine, space for two further appliances, tiled floor to the kitchen, door to bedroom.

BEDROOM TWO 10'0" x 9'9" (3.06m x 2.99m)
Rear aspect window, rear aspect double glazed Velux roof light, wall mounted programmable electric radiator, built-in airing cupboard containing hot water cylinder with shelf and space over.

BEDROOM ONE 13'0" x 6'6" (3.98m x 2.00m)
Twin front aspect windows with far reaching views over Great Malvern and the Seven Valley to Bredon Hill in the distance, ceiling light point, wall light point wall mounted programmable electric heater.

COMMUNAL GARDENS AND ACCESS

The property is accessed via a pedestrian gate from Foley Terrace which opens to steps and paths which continue to the rear of the property. The property is accessed directly from this path. There are communal gardens to the property.

DIRECTIONS

The property can be accessed on foot currently from Great Malvern via St Ann's Road which leads to Foley Terrance (this can usually also be access via vehicle but there are currently road works in place. By car turn onto Foley Terrace from the bottom of the Wyche Road. Parking is on road opposite and a little bit before the property. For more details or to book a viewing, please call our Malvern office on 01684 561411 or email malvern@allan-morris.co.uk

LEASE

The property has a 999 year lease which was created in 1980. The owner of the apartment would have a share of the Freehold. There is a service charge of £60 per month. There is no ground rent. Pets are allowed by agreement.











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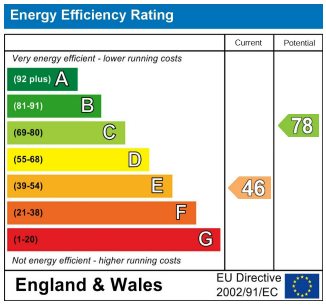
TENURE: We understand the property to be LEASEHOLD with a share of the Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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