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12 Gospel Place Ranelagh Road, Malvern, WR14 1BT

Price Guide £425,000

A substantial three-bedroom duplex penthouse with views of the Malvern Hills, set across two spacious floors and designed for modern, effortless living. Immaculately presented throughout, the property features a bright and airy open-plan kitchen/dining/living room, which extends onto a generously sized balcony. The apartment further comprises a utility room, two storage cupboards, downstairs WC, stairlift, three well-proportioned bedrooms, en-suite to the principal bedroom, family bathroom, carport-style parking area with two parking spaces and an EV charger. Further benefits include a lift and bike store. Located at the end of a quiet cul-de-sac, the property combines a peaceful setting with convenience, with Malvern Retail Park and all its amenities only a short walk away. Furniture, white goods, curtains and carpets are included.







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COMMUNAL ENTRANCE
Communal entrance door with communication and access control panel, entrance lobby with staircase and lift providing access to all floors.

ENTRANCE HALL
Double-glazed window to the rear aspect, under-stair storage, storage cupboard and staircase with stairlift. Carpeted flooring. Doors to utility room, WC and living area.

W/C
Low-level WC, wash-hand basin, hand towel rail and wall-mounted mirror. Vinyl flooring.

UTILITY ROOM
Double-glazed window to the rear aspect, washing machine and tumble dryer, worktops, sink and drainer. Vinyl flooring.

LIVING AREA
Double-glazed window to the front aspect, double-glazed floor-to-ceiling windows overlooking the balcony and double-glazed French doors with Juliet balcony. Open-plan access to the kitchen/dining area. Internet and television points. Carpeted flooring.

KITCHEN/DINING AREA
Two double-glazed windows to the rear aspect, double-glazed patio doors providing access to the balcony, integrated hob, oven and extractor fan, floor-mounted kitchen storage units, integrated dishwasher, integrated fridge/freezer and sink and drainer unit. Carpet and vinyl flooring. Boiler.

BALCONY
Large private balcony accessed from the kitchen/dining room, with views to the front aspect.

LANDING
Double-glazed Velux window and carpeted flooring. Doors to principal bedroom, bedroom two, bedroom three and bathroom.

PRINCIPLE BEDROOM
Double-glazed window to the front aspect and carpeted flooring. Door to en-suite.

EN SUITE
Ceiling spotlights, double-headed shower unit, partly tiled walls, chrome heated towel rail, wash-hand basin, low-level WC, vanity mirror cupboard and tiled flooring.

BEDROOM TWO
Double-glazed window to the front aspect and carpeted flooring.

BEDROOM THREE
Double-glazed window to the rear aspect with views of the Malvern Hills. Carpeted flooring.

BATHROOM
Double-glazed window to the rear aspect, double-headed shower over bath, low-level WC, chrome heated towel rail, wash-hand basin, partly tiled walls, vanity mirror cupboard and tiled flooring.

OUTSIDE/PARKING
The property has private car port style parking for two cars, an EV charging point, bicycle store, bin store, communal garden area & pathway leading from Gospel place to Malvern retail park.

LEASE INFORMATION
The property has a 250-year lease commencing on 1 January 2020.

Ground rent: £250 per annum
Service charge: £329.05 pcm

DIRECTIONS
From Great Malvern, proceed along Worcester Road into Malvern Link. Continue through the shopping area and past the Texaco garage on the right-hand side. Continue past the Victorian semi-detached houses on the right and take the second right into Ranelagh Road. Gospel Place is located at the end of Ranelagh Road.

What3words
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ASKING PRICE - £425,000











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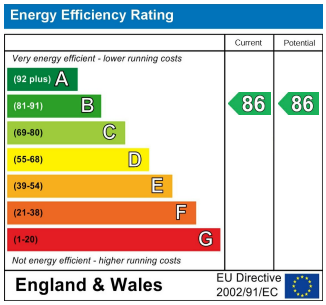
TENURE: We understand that the property is Leasehold, but this should be confirmed by your solicitor. The service charge is £329.05 pcm, with approximately 244 years remaining on the lease.

FIXTURES AND FITTINGS: All major furniture, white goods, curtains and carpets are included in the sale price. Please ask the agent for further information.

SERVICES: Mains gas, 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 Authority: Malvern Hills District Council (01684 862151). At the time of marketing, the Council Tax Band is E.

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to provide 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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