

Philip Laney & Jolly

Warwick House 1 Wells Road, Malvern, WR14 4RP

Guide Price £460,000

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Philip Laney & Jolly Malvern are pleased to present this impressive three-bedroom duplex apartment, situated on Wells Road in the picturesque town of Malvern. Offering spacious and versatile accommodation arranged over two floors, the property combines modern living with attractive surroundings and far-reaching views to the rear.

Upon entering the property on the lower floor, you are welcomed by an entrance hallway providing access to the main accommodation. This floor comprises the generous main bedroom, complete with an ensuite bathroom, a further third bedroom and a separate family bathroom. Both bedrooms benefit from built-in wardrobes, providing useful storage and making the most of the available space.

Stairs lead to the upper floor, where you will find the heart of the home: a spacious open-plan kitchen, living and dining area. This bright and welcoming space provides plenty of room for both relaxing and entertaining, with the kitchen offering practical worktop and storage space. The impressive rear-facing views provide a lovely backdrop to the living area, bringing a real sense of openness to the property. The second bedroom is also located on this floor and benefits from built-in storage.

Further benefits include a private balcony, providing the perfect spot to sit and enjoy the surrounding views, together with an allocated parking space within the communal car park. The property also benefits from a water softener system, with separate filtered water tap available in the kitchen.

Ideally suited to those looking for something a little different, this well-proportioned duplex apartment offers comfortable accommodation, useful storage and attractive views, all within the popular town of Malvern.

EPC: D Council Tax Band: D Tenure: Leasehold

Entrance Hallway
Ceiling light point. Radiator. Understairs storage cupboard. Stairs rising to upper floor. Doors off to:

Bedroom One
Two double glazed sash windows with beautiful far reaching views to the rear aspect. Ceiling light point. Radiator. Built in wardrobes.

Ensuite
Ceiling spotlights. Radiator. Low level WC. Pedestal wash hand basin. Panelled bath with mains fed shower over. Double glazed sash window to rear aspect. Tiled walls and flooring.

Bedroom Two
Ceiling light point. Radiator. Double glazed sash window to front aspect. Built in wardrobe.

Bathroom
Radiator. Ceiling spotlights. Tiled walls and flooring. Low level WC. Pedestal wash hand basin. Panelled bath with mains fed shower over. Airing cupboard housing 'Viessman' combination boiler.

Landing
Ceiling light point. Storage cupboard. Smoke alarm. Doors off to:

Bedroom Three
Double glazed sash window to front aspect. Ceiling light point. Radiator. Built in wardrobes and storage. Access to loft which has significant storage space and ladder access.























Living/Dining Room
Two ceiling light points. Double glazed French doors leading out onto balcony with far reaching views and additional double glazed sash window to rear aspect. Tiled flooring. Two radiators. Archway leading into:

Kitchen
Matching wall and base units with worksurfaces over. Ceiling spotlights and under unit lighting. Integrated oven, fridge, freezer, washing machine and dishwasher. Space and plumbing for tumble dryer. Tiled splashback. One and a half stainless steel sink and drainer. Four ring gas boiler with extractor fan over.

Parking
Parking for the property is a communal car park with an allocated space and ample visitor parking spaces

COUNCIL TAX MHDC
We understand the council tax band presently to be : D
Malvern Hills District Council
https://www.tax.service.gov.uk/check-council-tax-band
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Tenure Leasehold
We understand (subject to legal verification) that the property is Leasehold. Annual service charge is £2,996.08 and amenity service charge is £385.93.

Services
Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Floor Plan
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Broadband
We understand currently that there are no plans to build Full Fibre to this property yet.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

https://www.openreach.com/fibre-checker

Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

https://checker.ofcom.org.uk/en-gb/mobile-coverage

Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Viewings
Strictly by appointment with the Agents. Please call 01684 575100. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.



Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

Approximate total area(1)
102.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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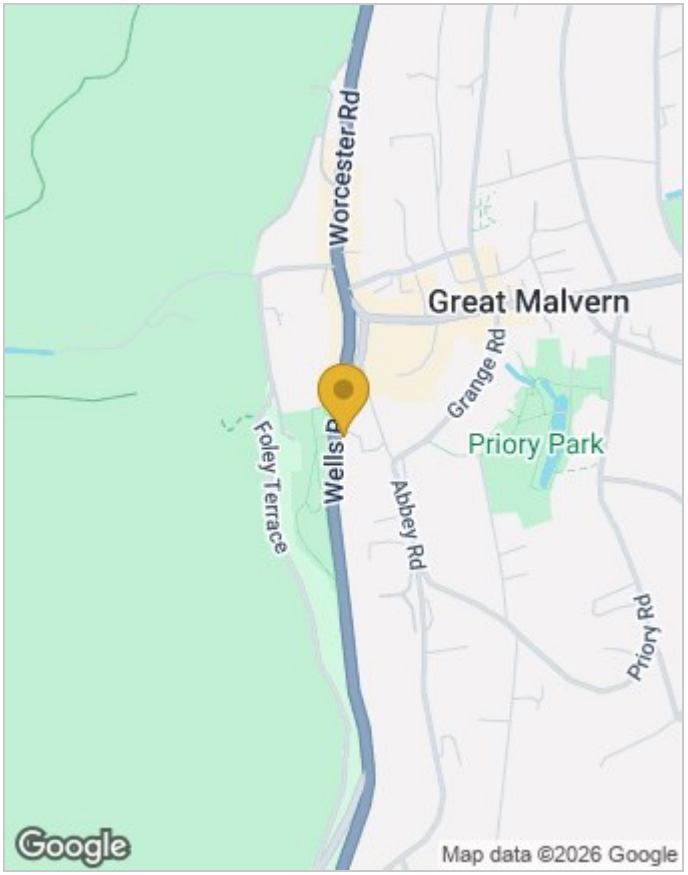

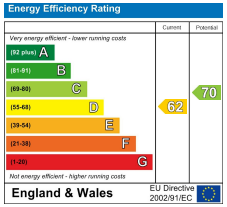

Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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