



23 Wells Road, Malvern, WR14 4RH

£215,000

A spacious, well presented Grade II listed lower ground floor apartment that has been recently refurbished with incredible views views of the Severn valley, located a short walk from the centre of Great Malvern and all of its amenities. The accommodation comprises: kitchen/dining area, living room, two bedrooms, shower room and two stone store rooms. Viewing is highly recommended!



Flat 3, South Villa, 23, Wells Road, Malvern, WR14 4RH

ENTRANCE

Steps down to walkway which leads to front door.

KITCHEN/DINER

Single glazed window to the front aspect, fitted kitchen with a range of floor and eye level units, integrated oven and gas hob with overhead extractor fan, 8x ceiling light pendants, breakfast bar with pop-up power dock, sink and drainer with swivel spout tap, cupboard housing the boiler which is 3 years ago, eye level opening into the living room, radiator, vinyl flooring. Door to Bedroom two, open hallway and door to:

LIVING ROOM

Single glazed sash window to the rear aspect with views of the Severn Valley, active fireplace, radiator, inbuilt shelving, in-built floor to ceiling cupboard.

BEDROOM TWO

Single glazed sash window to the side aspect, radiator, flush floor pockets sockets.

HALLWAY

Storage cupboard, door to bedroom two and door to bathroom.

BEDROOM ONE

Single glazed sash window to the rear aspect with views of the Severn valley, fireplace with feature surround, radiator.

SHOWER ROOM

Two single glazed windows to the side aspect, partly tiled walls, down lights, electric storage heater, hand-wash basin, shower, low-level w/c, recessed storage over toilet.

STORE ROOMS

Two large brick store rooms, located off the entrance walkway.

LEASE INFORMATION

25% Share of the freehold
999 years from 2015
Service charge: £80 PCM

DIRECTIONS

From Malvern town centre, follow the A449 Wells Road towards Ledbury, where the property will be found after a few hundred yards on the left, indicated by our agents For Sale notice. For more details or to book a viewing, please call our Malvern office on 01684 561411

what3words

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TENURE: We understand the property to be Leasehold with a 1/4 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 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 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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