



15 Bank Street, Malvern, WR14 2JG  
£200,000



Philip Laney & Jolly Malvern are delighted to present this impressively sized upper floor flat, ideally situated in the heart of Great Malvern on Bank Street. The property offers two generous double bedrooms and a well proportioned family bathroom, making it well suited to individuals or small families looking for both comfort and convenience.

Upon entering, a entrance hall leads to a bright and airy lounge. This welcoming space benefits from two large windows that capture attractive views across the Malvern Hills, creating an ideal setting for both relaxation and entertaining. The kitchen offers a practical layout with a range of floor and wall mounted units, space for cooker and space for a washing machine.

Both bedrooms are well proportioned, with the principal bedroom enjoying dual aspect windows that allow for an abundance of natural light along with far reaching views. The second bedroom is also generously sized and benefits from similarly pleasant outlooks, making it a comfortable and versatile space.

The family bathroom is fitted with a bath, pedestal wash hand basin and a push flush WC, catering to everyday needs.

Additional benefits include gas central heating and a designated parking space within a private area, offering both convenience and peace of mind. The property is ideally located for access to Malvern Theatres and nearby railway stations, making it particularly appealing for those seeking strong transport links alongside local cultural amenities.

Early viewing is highly recommended to fully appreciate the space, potential and prime location this property has to offer.

#### Front Entrance

Ceiling light point. Stairs up to hallway. Door off to:

#### Bathroom

Ceiling light point. Radiator. Panelled bath with Triton electric shower over. Obscure double glazed window to front and side aspect. Pedestal wash hand basin. Low level WC.

#### Landing/Hallway

Radiator. Ceiling spotlights and ceiling light points. Storage cupboard. Access to loft. Doors off to:

#### Bedroom One

Double glazed window to front and side aspect. Ceiling light point. Radiator.

#### Bedroom Two

Ceiling light point. Radiator. Double glazed window to side aspect. Internal window.

#### Kitchen

Matching wall and base units with work surfaces over. Double glazed window to side aspect. Free standing Beko oven and hob. Space and plumbing for washing machine and dishwasher. Space for fridge-freezer. Wall mounted Worcester Bosch combination boiler. Ceiling spotlights. Stainless steel sink and drainer.

#### Living Room

Double glazed window to rear and side aspect. Radiator. Ceiling light point.

#### 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.





#### Floorplan

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.

#### Property to sell?

If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home. Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

#### 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.

#### Tenure - Leasehold

We understand (subject to legal verification) that the property is Leasehold.

The lease term started on 08/12/2016 and end on the 01/11/3015 990 years remaining  
Current service charge is £50 per month (to be verified).

#### 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. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

#### Broadband

We understand currently Full Fibre broadband is not available at this property.  
You can check and confirm the type of Broadband availability using the Openreach fibre checker:  
<https://www.openreach.com/fibre-checker>  
<https://www.openreach.com/fibre-checker/my-products>

#### Parking

Parking for the property is one allocated parking space to the front of the property.

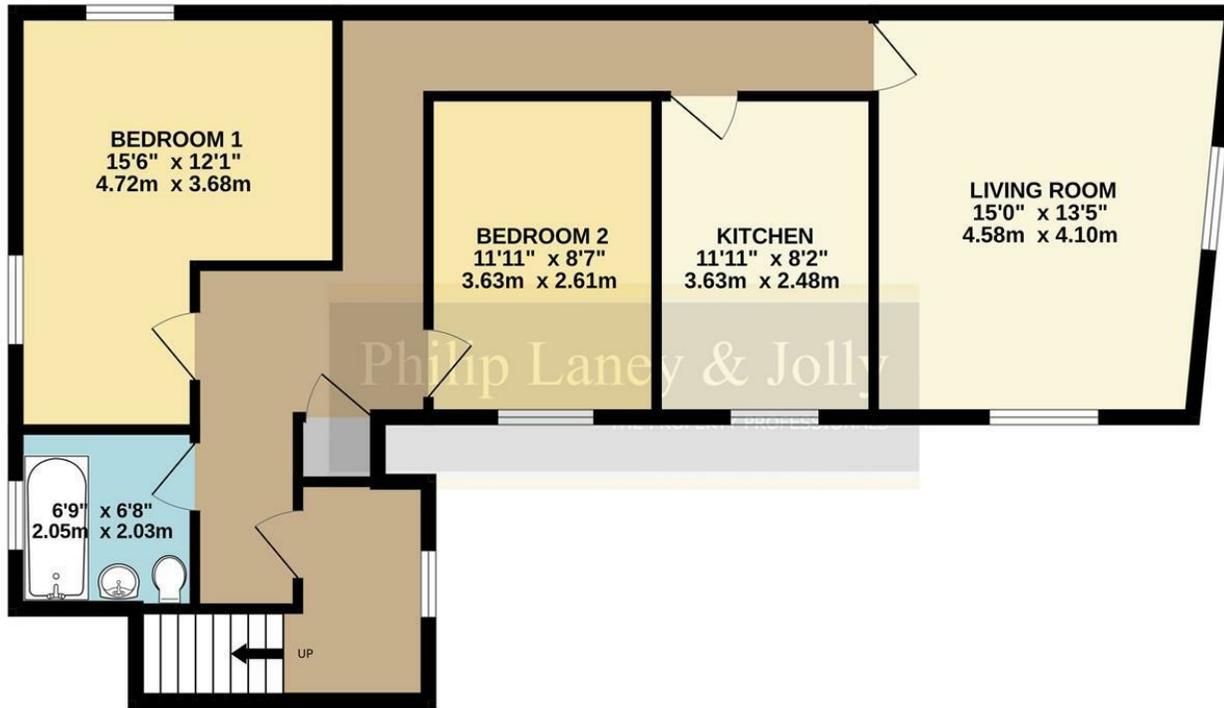
#### Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
EE- Good outdoor and in-home  
O2- Good outdoor and in-home  
Three- Good outdoor and in-home  
Vodafone- Good outdoor and in-home

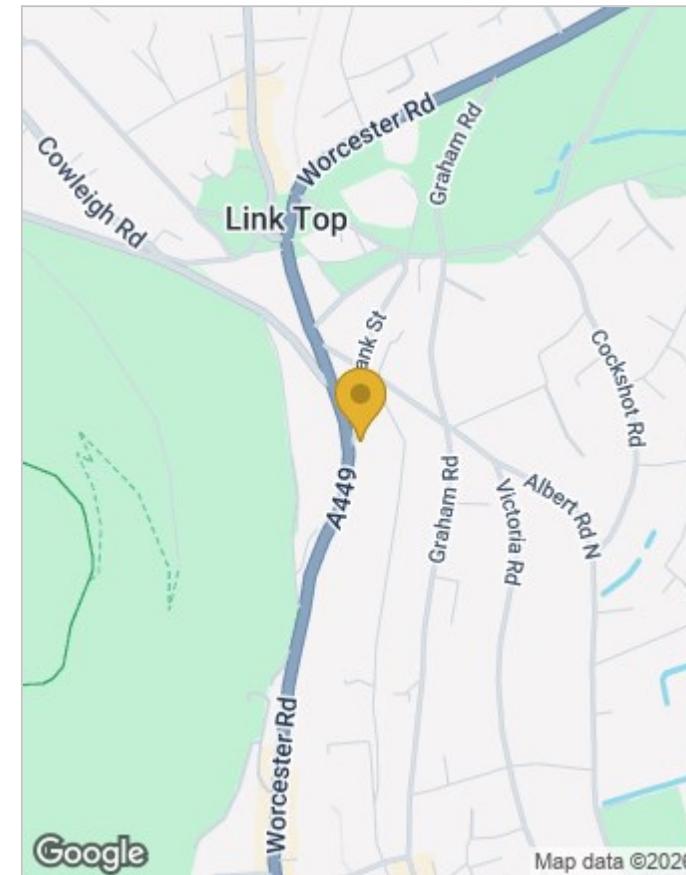
#### COUNCIL TAX MHDC

We understand the council tax band presently to be : A  
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).

# TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.