





Property Description

Located in Great Malvern, this ground floor duplex apartment offers accommodation to include Entrance Hall, Utility, Open Plan Kitchen Living Room, Two Bedrooms and a Shower Room. With outstanding panoramic views towards the Severn Valley, Launderette Facility, Garage and ample off road parking. The property also benefits from being within walking distance of Malvern Theatre, The Priory and all the amenities that Great Malvern has to offer.

Communal Entrance

From the front of the property, accessed from Abbey Road, there are steps leading up to the Communal Entrance. An intercom entry system provides access into the building and Apartment 8 is located on this level.

Entrance Hall

Solid Oak door opens into the Entrance Hall with stairs rising to the upper levels. Understairs storage space, wood flooring and radiator. Door to:

Utility/ Store Room

8' 11" x 7' 10" (2.72m x 2.39m)

Fitted with base and eye level high gloss fronted units with working surfaces. Wood effect flooring, space for a tall appliance and space for a further appliance and Wall mounted Valliant boiler. The gas and water meter are located within this room.

First Level

From the Entrance Hall stairs rise to the First Level with doors off to Bedroom One and the Open Plan Kitchen and Living Room with a fitted book case and stairs rising to the Secondary Landing.

Open Plan Living Room Kitchen

15' 7" max x 21' 11" (4.75m max x 6.68m)

Kitchen Area

The Kitchen is fitted with a range of base and eye level units with working surfaces with upstand and breakfast bar. Fully integrated appliances to include; fridge freezer, slim line dishwasher and washing machine. One and a half ceramic sink unit with drainer and 'Swan neck' mixer tap, single electric oven with four ring gas hob, splashback and extractor above.

Two double glazed windows to the rear aspect, providing stunning views over the Severn Valley. Spotlighting to ceiling and wood effect flooring throughout.

Living Area

This spacious Living Area provides ample space for entertaining or relaxing. Spotlighting to ceiling, radiator and continuation of the wood effect flooring. Large double glazed windows to the rear aspect providing views over the Severn Valley. Double glazed door provides access to the Balcony.

Bedroom One

9' x 12' 1" (2.74m x 3.68m)

A Generous double Bedroom with radiator and double glazed sliding doors providing access to the Balcony.

Secondary Level

From the Landing stairs rise to the Secondary Landing with doors off the Shower Room and Bedroom Two.

Bedroom Two

11' 8" x 9' (3.56m x 2.74m)

Radiator and double glazed window to the front aspect providing views towards the Malvern Hills.

Shower Room

The Shower Room is fitted with a white suite comprising corner shower cubicle with mains shower, low flush WC and vanity sink unit with mixer tap, tiled splashback and cupboards below. Tiled flooring, obscured double glazed window to the side aspect, 'ladder' style radiator and spotlighting to ceiling. Door to airing cupboard housing slatted shelving.

Balcony

Accessed from the Living Area and Bedroom One, the Balcony provides space for a table and chairs along with breath-taking views over rooftops and towards the Severn Valley.

Communal Facility

Within the building is a launderette facility on the Lower Ground Floor for use by residents.

Agents Note

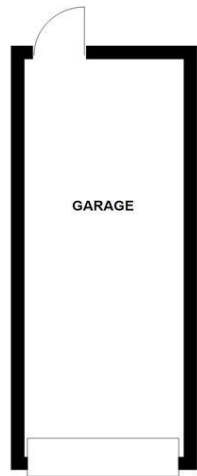
All of the apartments within Hardwicke House are owner occupied, holiday lets or rentals are not permitted. Pets are not permitted.

Disclosure

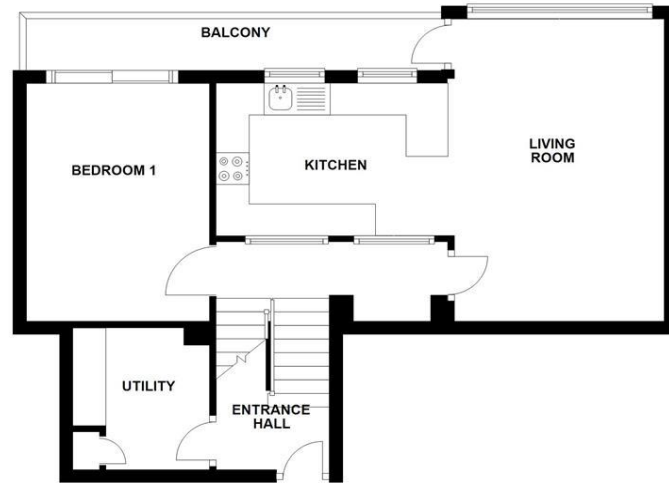
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.



GROUND FLOOR



SECOND FLOOR



UPPER FLOOR



FLAT 8 HARDWICK HOUSE, MALVERN



To view this property please contact Denny & Salmond on

T 01684 561866

13a Worcester Road
MALVERN WR14 4QY

EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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