



Apartment 4, South Grove Abbey Road Malvern, WR14 3HL

Nestled in a serene prime location, this apartment offers a peaceful retreat from the hustle and bustle of everyday life but still within walking distance of Great Malvern. This delightful apartment boasts a generous sitting room, ideal for relaxing or entertaining guests whilst enjoying the stunning views across rooftops towards Severn Valley beyond. With sash windows, gas central heating, three double bedrooms, kitchen, dining room and bathroom. The property is offered for sale with no onward chain.

An internal viewing is strongly advised to fully appreciate the size and location of this property.
EPC Rating D.

Guide Price £240,000

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Communal Entrance

From the parking area, steps lead up to the communal front door, which provides access to Apartments 3 & 4. A private staircase leads to Apartment 4, which is located on the top floor.

Reception Hall

Hardwood door opens into the extensive Reception Hall. With doors off to all rooms, two radiators and picture rail. Access to roof space.

Sitting Room

19'0" x 15'5" (5.8m x 4.7m)

A beautiful grand room with two sash windows all providing stunning views across Malvern and towards the Severn Valley beyond. Gas coal effect fire with decorative surround, mantle and hearth with shelving and cupboards built in to the recess either side of the chimney breast. Two radiators and picture rail.

Kitchen

9'10" x 7'6" (3m x 2.3m)

The Kitchen is fitted with a range of eye and base level units with working surfaces and tiled splashback. Stainless steel sink unit with drainer and mixer tap, single electric oven, four ring gas hob with extractor above. Space for undercounter appliances, sash window to the front aspect, radiator, tiled flooring and spotlights to ceiling.

Dining Room / Home Office

13'9" x 8'4" (4.2m x 2.55m)

This versatile room could be used for a Home Office or Dining Room. Built-in storage cupboard housing the combination boiler, Velux window to the roof, radiator and access to storage into the eaves.

Bedroom One

17'0" x 16'9" (5.2m x 5.12m)

A grand bedroom with triple aspect sash windows to the rear aspect providing glorious views over Great Malvern and towards seven Valley beyond. Picture rail and two radiators.

Bedroom Two

16'1" x 13'5" (4.91m x 4.1m)

Dual aspect sash windows to the front and side aspects, feature fireplace with built-in storage to the side of the chimney breast. Picture rail and radiator.

Bedroom Three

12'5" x 10'6" (3.81m x 3.21m)

Sash window to the side aspect, picture rail and radiator.

Bathroom

Fitted with a white suite comprising, corner shower cubicle with

glazed sliding doors and tiled walling. Pedestal wash hand basin, low flush WC and panelled bath. Partially tiled walls, chrome "ladder" style radiator and tiled flooring. Obscured sash window to the front aspect.

Outside

To the front of the property is off road parking for one vehicle and a visitor parking space.

Council Tax Band

We understand that this property is council tax band C.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Leasehold

Our client advises us that the property is Leasehold with 1/4th Share of the Freehold. Our client is in the process of extending the Lease to 999 years. We understand that there is a monthly service charge of £140.

Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

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.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement



