Denny & Salmond

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Residential Sales & Letting Agents

Apartment 1, Viewfield Como Road

Malvern, WR14 2TH

Located within a premier residential area of Great Malvern, this imposing first floor apartment, within a period conversion and having a wealth of original features, offers spacious and beautifully presented accommodation with stunning views from every room of either the Malvern Hills or the Severn Valley. In brief the apartment comprises, reception hall, living room, kitchen dining room, three bedrooms, bathroom and cloakroom. The property further benefits from gas central heating, sash double glazed windows. Ideal lock-up-and-leave apartment with no garden to maintain, but the hills and commons of Malvern on the doorstep EPC Rating E42

Guide Price £285,000

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Entrance

Entrance to this apartment is across the shared drive to the part glazed door. On entering, there is solid wood flooring, radiator and stairs rising to first floor .

Reception Hall

10'0" x 8'10" (3.04 x 2.7)

On entering the imposing reception hall there are doors off to all rooms and further stairs rising to the Bathroom.

Sitting Dining Room

21'6" x 15'0" (6.56 x 4.57)

This light and airy south facing generous living room has decorative coving, deep skirting, picture rail, wooden flooring, sash double glazed bay window and ornate surround gas fire, entry phone system and two radiators.

Kitchen Breakfast room

15'0" x 13'4" (4.57 x 4.06)

Comprehensively fitted with a range of shaker style white eye and base level cupboards, with space and plumbing for a washing machine and dishwasher, space for a fridge freezer, stainless steel sink unit, four ring gas hob, electric oven and extractor with aqua board splashback. Worcester Bosch gas combination boiler. Dual aspect sash double glazed windows, deep skirting, coving, a pulley maid, Karndean flooring and radiator.

Bathroom

With a velux window to the roof and sash double glazed window, low level WC, pedestal wash hand basin, corner bath with a view of the Severn Valley. Radiator.

Bedroom One

15'5" x 15'1" (4.7 x 4.6)

With wooden flooring, built in wardrobes, coving, deep skirting, two sash double glazed windows, ornate fireplace and two radiators.

Bedroom Two

13'0" x 12'4" (3.97 x 3.77)

With wooden flooring, built in wardrobes, coving, deep skirting, sash double glazed window, ornate fireplace and radiator.

Bedroom Three/Study

8'10" x 8'10" (2.7 x 2.7)

With sash double glazed window, deep skirting, access to the loft via a hatch and radiator.

Cloakroom

With a contemporary vanity unit with sink, low level WC. Sash double glazed window and radiator.

Tenure

Our client advises us that there is a Property Management Company - 'Viewfield Property Management Ltd' The current owners hold a 1/3rd Share. A maintenance charge of £15 per month is payable, which covers the building insurance.

There is a 999 year lease commencing 1st January 2015. Should you proceed with the purchase of this property these details must be confirmed by your solicitor.

Council Tax

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.

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

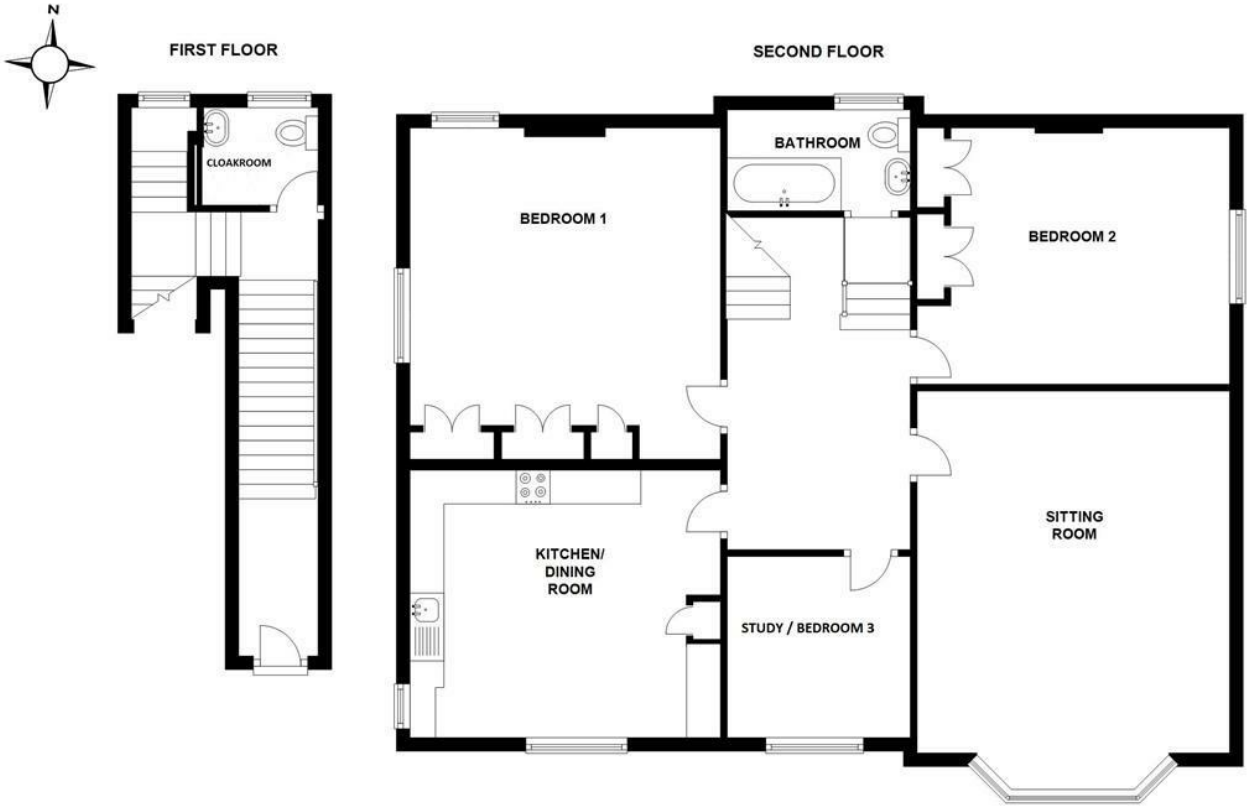
Disclosure

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.

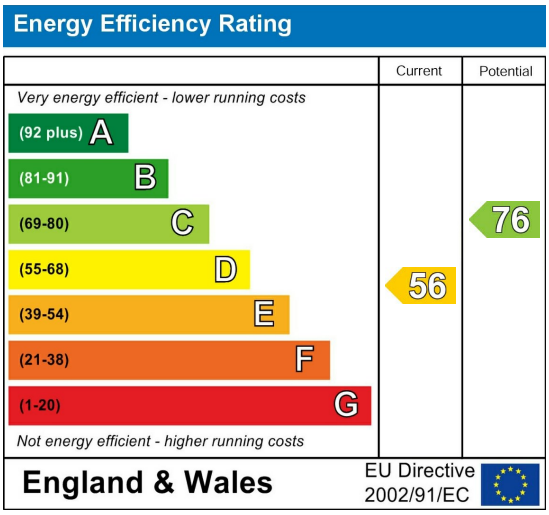
Directions

From the Malvern office proceed through town down Church Street. Turn left at the traffic lights into Graham Road and then right in to Como Road. Continue straight over the crossroads and the property will be located on the left hand side.

Floor Plan



1 VIEWFIELD, COMO ROAD, MALVERN



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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