



## Apartment 3, Brougham House 32 St. James Road Malvern, WR14 2TS

Located in the picturesque town of Malvern, this apartment is perfectly positioned to enjoy the local amenities, infamous pubs and restaurants, and stunning countryside that the area is renowned for. Located in a highly desirable residential area, Apartment 3, Brougham House presents a delightful opportunity to acquire a period apartment that beautifully marries classic elegance with modern living.

The property retains many original features, adding to its charm and character, and providing a glimpse into its storied past. With no onward chain, this property offers a straightforward purchasing process, allowing you to settle in without delay.

**£210,000**

# Apartment 3, Brougham House 32 St. James Road

Malvern, WR14 2TS



## Communal Entrance

With double glazed entrance door and windows. Solid original Victorian inner door leading into the Communal Entrance with stairs rising to the First Floor, sash window to the rear aspect and door to Apartment 3 is located on the left of the landing.

## Entrance Hall

Hardwood door opens into the Entrance Hall with doors off to Sitting Room, both Bedrooms, Bathroom and Walk-in Storage Cupboard. Apartment 3 has many period properties throughout, to include, high ceilings, deep skirting boards and picture rails.

## Walk-in Storage Cupboard

4'3" x 3'7" (1.3m x 1.1m)

Fitted with floor to ceiling cupboards, shelving and coat hooks.

## Sitting Room

19'8" x 13'9" (6m x 4.2m)

This light and spacious Sitting room exudes elegance, with three sash windows into the bay, the perfect place to sit and admire the view of the Malvern Hills. A period fireplace with stone surround and mantle, Edwardian style grate with gas "coal" effect fire inset. Cupboards built in to the chimney recess. Wall and ceiling lighting and radiator. Door to Kitchen Breakfast Room.

## Kitchen Breakfast Room

10'2" x 9'6" (3.1m x 2.9m)

The Kitchen is fitted with base and eye level units, working surfaces and tiled splashback. Composite sink unit with mixer tap and drainer, integrated washing machine and fridge freezer. Single electric oven with four point electric hob above and concealed Vaillant combination boiler. Sash window to the front aspect with stunning views of the Malvern Hills.

## Bedroom One

14'9" x 9'10" (4.5m x 3m)

A generous size Bedroom with sash window to the rear aspect overlooking the rear garden and with views towards the Severn Valley. Fitted with an original period ornamental fireplace with marble surround and mantle, tiled inset and grate. Picture rail and radiator.

## Office / Occasional Bedroom

10'2" x 5'6" (3.1m x 1.7m)

With picture rail and sash window to the rear aspect providing views towards the Severn Valley.

## Bathroom

10'2" x 5'4" (3.1m x 1.63m)

The Bathroom is fitted with a white suite comprising, panel bath, low

flush WC and pedestal wash hand basin. Corner shower cubicle with mains shower and glazed sliding doors. Partially tiled walls, shaver point and obscured sash window to the side aspect. Chrome "ladder" style radiator and extractor.

## Communal Gardens

To the front of the property, is a pathway leading to the Communal Entrance and the pathway continues to the rear of the property. A particular feature for this apartment are the envious well tended generous beautiful gardens. The gardens provide numerous pleasant seating areas and is available for all four of the apartments within this building.

## Council Tax Band

We understand that this property is council tax band B.

This information may have been obtained via [www.voa.gov.uk](http://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 on a 999 year Lease commencing 2007 with a 25% share of the Freehold. We understand that there is an annual Service Charge of £1200. 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







Floor Plan



Total floor area 87.6 sq.m. (943 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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.

Energy Efficiency Rating

	Current	Potential
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