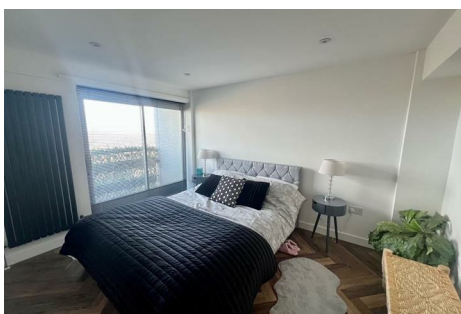




Apartment 15, Hardwicke House 55 Abbey Road Malvern, WR14 3HH

Located in Great Malvern, this immaculate first floor duplex apartment offers recently refurbished accommodation to the highest of standards. The accommodation briefly comprises: Entrance Hall, Study, Open Plan Kitchen Living Room, Two Bedrooms and a Modern Bathroom with Separate Shower. With outstanding panoramic views towards the Severn Valley, stairs and a lift to all floors, 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.

This apartment must be viewed to fully appreciate the location and quality of refurbishment. Offered for sale with no onward chain. EPC Rating C

£240,000

Apartment 15, Hardwicke House 55 Abbey Road

Malvern, WR14 3HH



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 15 is located on the First Floor, accessed either by staircase or lift.

Entrance Hall

Solid Oak Entrance door opens to the Entrance Hall with stairs descending to the Living Space with modern pendent light. Opening to Study.

Study

12'9" x 7'2" (3.9m x 2.2m)

Accessed from the Entrance Hall, with a range of matte fronted base level units, with solid oak working surfaces. Herringbone effect flooring, spotlighting, wall mounted consumer unit, intercom system and charcoal vertical radiator.

Open Plan Kitchen Living Room

21'11" x 15'8" (6.7m x 4.8m)

From the Entrance Hall, stairs lead down to the Open Plan Modern Re-fitted Kitchen Living Room.

Kitchen Area

10'9" x 10'5" (3.28m x 3.20m)

Recently Re-fitted to a high standard, this immaculate Kitchen is fitted with a range of matt fronted, base and eye level units with solid oak working surfaces. Corner cupboard housing the recently installed Worcester Bosch Boiler. Fully integrated appliances to include; tall fridge freezer, dishwasher, waste pull out unit and double electric oven. Composite sink unit with drainer and mixer tap, Island unit with breakfast bar, a range of matt fronted base level units, with solid oak working surface above and space for seating. Integrated three ring induction hob with down draught extractor fan. Additional Coffee/Drink bar with matte fronted base and eye units with a wine rack, solid oak working surface and splash back.

Two double glazed windows to the rear aspect, providing stunning views over the Severn Valley. Spotlighting and herringbone effect flooring throughout. Door to Bedroom One and stairs leading to Bedroom Two and Bathroom.

Living Dining Area

15'7" x 9'10" (4.75m x 3.02m)

This spacious Living Dining area provides ample space for entertaining or relaxing. Media Wall with wall mounted TV and Solid Oak Bench beneath. Spotlighting, modern charcoal radiator and continuation of the Herringbone effect flooring. Large double glazed windows to the rear aspect providing views over the Severn Valley. Double glazed door providing access to the Balcony.

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.

Bedroom One

12'1" x 9'0" (3.7m x 2.75m)

Solid Oak door opens to Bedroom One, with double glazed sliding door providing access to the Balcony where you can sit and enjoy the views towards the Severn Valley. Herringbone effect flooring, spotlighting and vertical modern charcoal radiator.

Secondary Hallway

Stairs lead down to the Secondary Hallway with spotlighting and doors off to Bedroom Two and Bathroom.

Bedroom Two

9'0" x 8'10" (2.76m x 2.71m)

Solid Oak sliding door opens to Bedroom Two, with generous fitted wardrobes housing a hanging rail and ample shelving. Double glazed window to the front aspect providing views of Abbey Road and towards The Malvern Hills. Spotlighting and modern charcoal radiator.

Bathroom

This Contemporary Re-Fitted Bathroom is fitted with a white suite, comprising free standing curved bath with mains tap and additional attachment. Vanity wash hand basin with mixer tap and cupboards below and low flush WC. Wall mounted illuminated and

heated vanity mirror. Shower cubicle with glazed door, inset illuminated shelf, mains shower and aqua boarding. 'Ladder' style radiator, spotlighting and extractor. Marble effect aqua boarding and tile effect flooring throughout.

Outside

Apartment 15 benefits from off road parking for one vehicle and a private garage with power, accessed from the rear of Hardwicke House. An additional private store can also be found at the rear of the garage.

Services

Within the building is a launderette facility on the Lower 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.

Leasehold

Our client advises us that the property is Leasehold, with a 1/20th share of Freehold. On a 999 year Lease commencing on 01/08/2012. We understand that there is an annual maintenance charge of £1550. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

Council Tax Band

We understand that this property is council tax band B.

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.

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

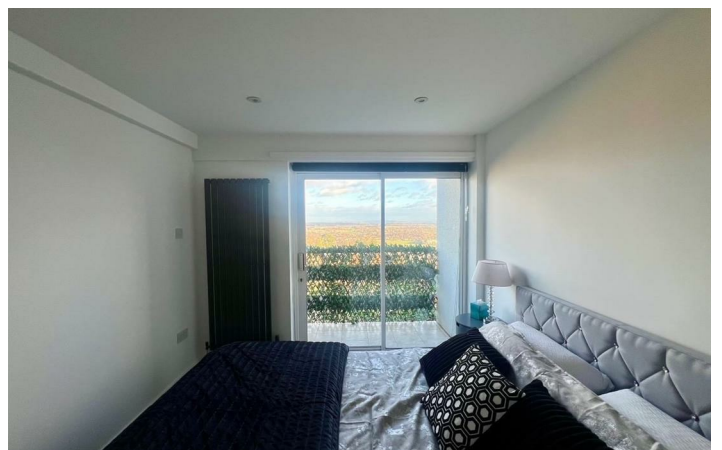
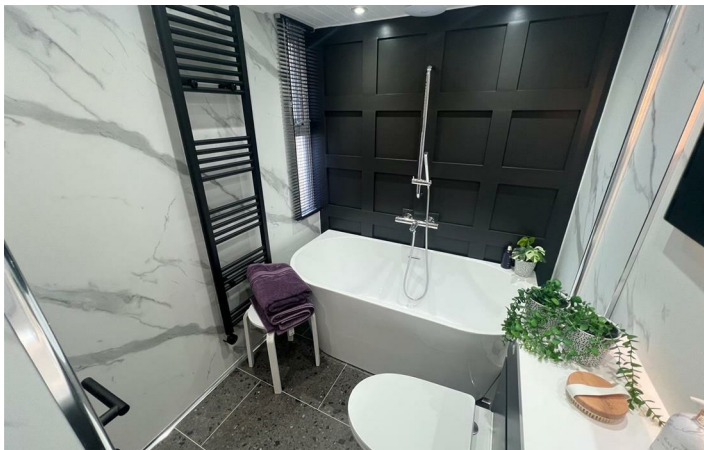
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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

Directions

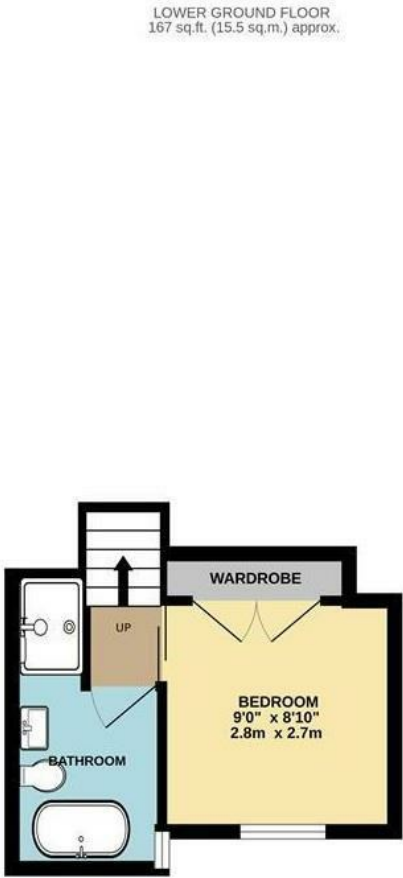
From our Malvern office proceed down Church Street and bear right at the cross roads onto Grange road which becomes Abbey Road. Proceed ahead and Hardwicke House is located on the left.

Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet <https://www.youtube.com/watch?v=Y6x7H3Ed5B8>



Floor Plan



TOTAL FLOOR AREA : 668 sq.ft. (62.0 sq.m.) approx.

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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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	71	71
(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	