Denny & Salmond

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Residential Sales & Letting Agents









Apartment 8, Hardwicke House 55 Abbey Road

Malvern, WR14 3HH

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.

£190,000

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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" (2.74 x 2.39)
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 Kitchen Living Room
max 15'7" x 21'11" (max 4.76 x 6.69)

Kitchen Area
7'11" x 11'10" (2.42 x 3.63)
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
15'7" x 9'10" (4.76 x 3.02)
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 provids access to the Balcony.

Bedroom One
9'0" x 12'1" (2.76 x 3.69)
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 the Shower Room and Bedroom Two.

Bedroom Two
11'8" x 9'0" (3.57 x 2.75)
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 shelfing.

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.

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 monthly maintenance charge of £108.95. 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.

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.

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













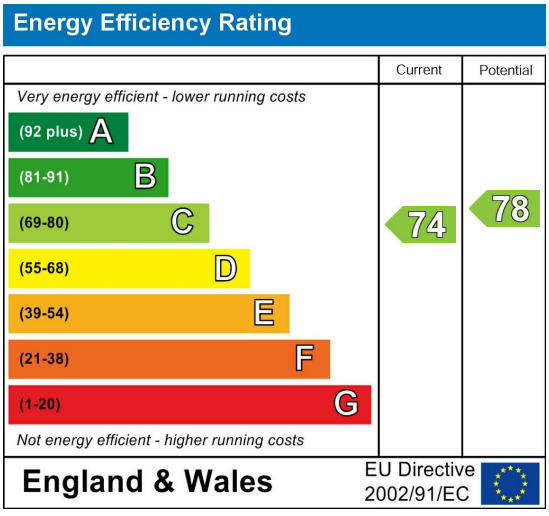




Floor Plan



FLAT 8 HARDWICK HOUSE, 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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