



## Apartment 5, Belle Vue Heights 37 - 39 Wells Road, Malvern, WR14 4RJ

### Offers In Excess Of £325,000

A spacious unique lower ground floor three bedroom apartment located within walking distance of Great Malvern and boasting stunning views. This beautifully converted building offers a delightful blend of modern living within a historic setting. The heart of this home is the open plan living dining room providing a versatile space for relaxing. This apartment also offers a fully fitted kitchen, three well appointed bedrooms, the master bedroom benefits from an en suite shower room. This property further benefits from gas fired central heating, double glazing. There is a substantial garage and allocated parking along with private terraced balcony and private courtyard gardens. An internal viewing is strongly advised by the agents.

Apartment 5 can be accessed from the front of Belle Vue Heights via steps down to the private courtyard or from the rear of the building from the car park to the terraced balcony.

#### **Kitchen 14'6" x 8'3" (4.42 x 2.52 )**

The Kitchen can be accessed from the courtyard. Red brick curved feature wall leads from the inner hallway to the fully fitted kitchen. With a range of cream fronted base and eye level units with tiled splashbacks, integrated appliances to include a dish washer, fridge freezer and washing machine. Double oven with five ring gas hob, warmer plate and extractor fan over. Inset one and a half stainless steel sink unit with mixer tap, set into the granite working surface. A stylish breakfast bar with additional wall mounted units. Cupboard housing Ideal combination boiler. Tiled flooring throughout and double glazed door leading to the courtyard.

#### **Inner Hallway**

Deep skirting boards, radiator and a continuation of the modern tiled flooring with doors to all rooms.

#### **Living Dining Room 25'0" x 17'8" x 12'4" (7.64 x 5.39 x 3.77)**

A spacious room with double glazed windows to rear aspect with stunning view over rooftops and towards the Severn Valley. Once again the continuation of the tiled flooring creates a lovely flow through this apartment. Radiator and double glazed windows and door opening out on to the private terraced balcony.

#### **Bedroom One 12'5" x 11'10" (3.79 x 3.61)**

Double glazed sash window to the rear aspect providing stunning views over the Severn Valley, wall mounted light fittings, radiator and two fitted mirror wardrobes with hanging rail and shelving. Door to:

#### **En-Suite Shower Room**

The updated en-suite shower room is fitted with a low flush WC, Vanity unit with sink inset and cupboards below, illuminated wall mounted mirror with shavers socket. An additional shelf height cupboard, ladder style radiator and tiled flooring. Fully tiled shower cubicle, fitted with a waterfall shower head and additional shower attachment.

#### **Bedroom Two 10'7" x 10'5" (3.24 x 3.18)**

Double glazed doors open to the courtyard. Radiator.

#### **Bedroom Three 10'5" x 6'11" (3.19 x 2.12)**

Double glazed window to front aspect, radiator and currently fitted with numerous shelving units.

#### **Bathroom**

Continuation of the tiled flooring and fitted with a low flush WC, shaped bath with mains shower and additional shower attachment over. Partially tiled walls and extractor fan. Vanity unit with sink inset and cupboards below, Illuminated wall mounted mirror, recess shelving and large wall mounted floor to ceiling mirror.

#### **Outside**

To the side of the apartment is a paved private terraced balcony encompassed with red brick wall and wrought iron gate, with steps leading down to the garage and parking area. There are stunning panoramic views of the Severn Valley from this private terrace balcony.

To the front of the property is a courtyard garden with brick surround offering an additional seating area and steps rising to Wells Road.

#### **Single Garage 18'3" x 8'11" (5.58 x 2.72)**

The garage benefits from having power and lighting. With wooden double doors and ample space for storage.

#### **Directions**

From our Malvern Office head south on Worcester Rd / A449 toward St Ann's Rd, continue to follow A449. Destination will be on the left

#### **Council Tax Band**

We understand that this property is council tax band C.

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 125 year Lease commencing in 2008. we understand that there is an annual ground rent of £150 with an annual service charge of £2400. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.



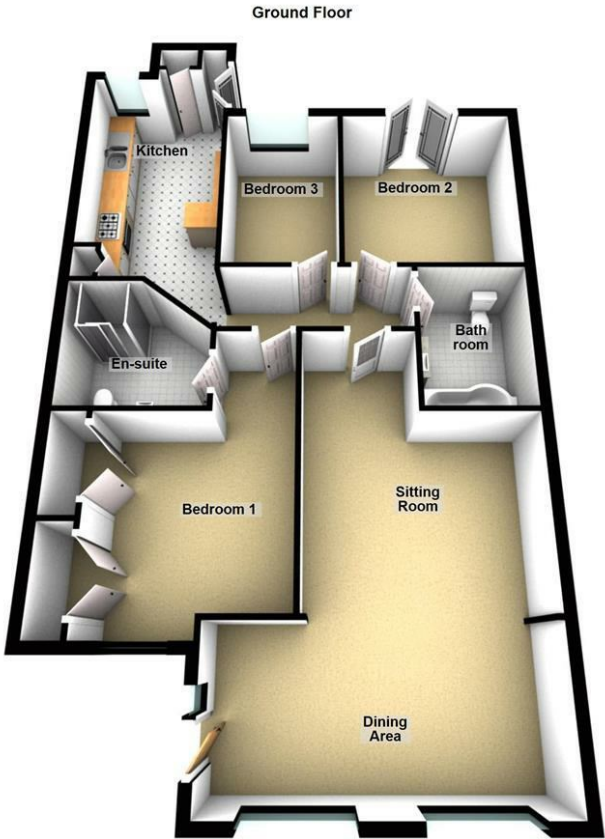
## **Disclosure**

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**

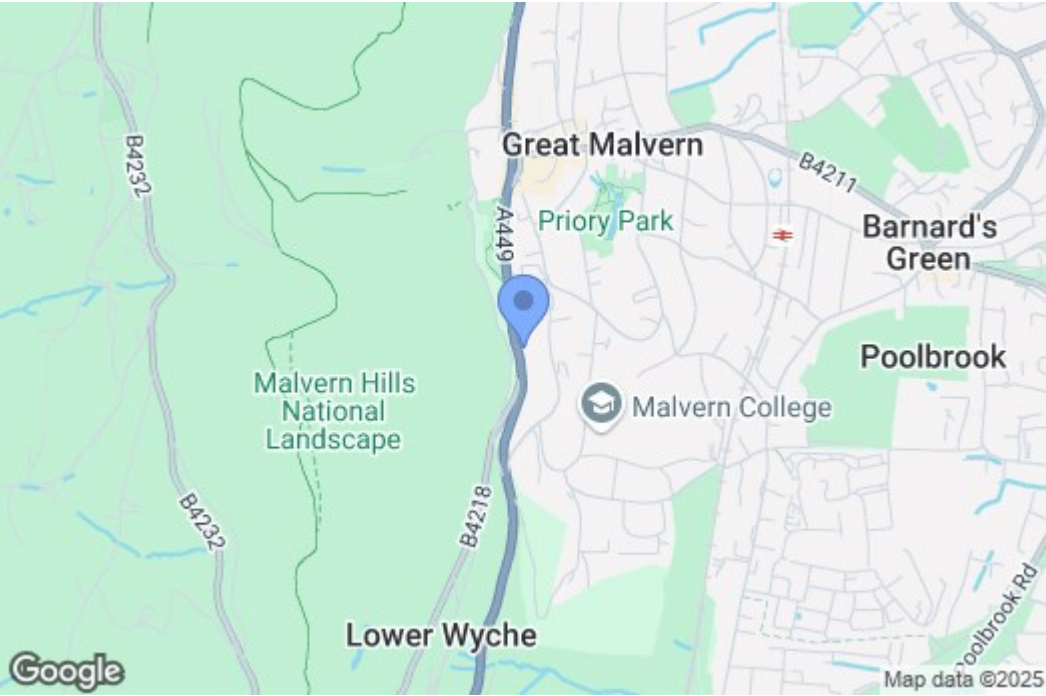
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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

Floor Plan

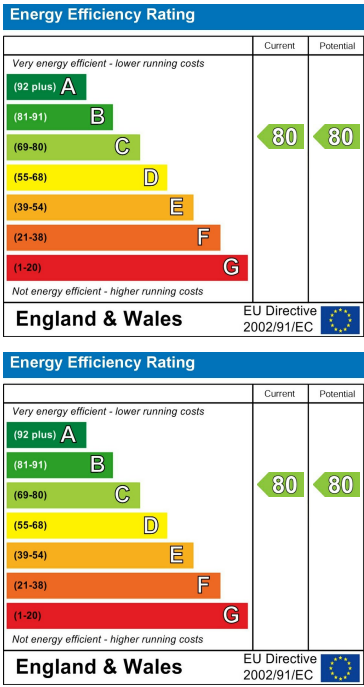


Apartment 5, Belle Vue Heights, 37-39 Wells Road, Malvern

Area Map



Energy Efficiency Graph



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.