



Garden Flat, 11 Park View, Great Malvern, WR14 3HG

£375,000

A GLORIOUS GARDEN APARTMENT WITH IMMEDIATE ACCESS TO AND VIEWS OF THE SPECTACULAR GARDENS.

No. 11 is a three bedroomed apartment in this sought after building in the heart of Great Malvern. The apartment which can be accessed via a lift from the main entrance of the building or its own private entrance to the rear has accommodation comprising: spacious hall, impressive double bay windowed lounge /dining room, re-fitted breakfast kitchen, study/bedroom three, master bedroom with French doors to garden and refitted en suite, second large double bedroom with generous wardrobes/storage , main bathroom. Further benefits include gas central heating, allocated and visitor's parking, easy access to Park View's communal gardens and all of Great Malvern's amenities themselves. Viewing essential to appreciate the space, location and potential of the apartment on offer.



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MAIN COMMUNAL HALL AND ENTRANCE

From Abbey Road Via main front door with entry phone system. Grand full height entrance with staircase and lift to all floors. Apartment 11 can be found by descending the stairs to the garden level or by taking the lift down to the bottom. (From the rear of the building the property is accessed from the rear parking passing the communal gardens and via glazed doors into the apartment). Apartment 11's inner personal door leads to:

PERSONAL ENTRANCE LOBBY

Ceiling light point, coats cupboard with hanging rail and shelf, cloaks cupboard and door to:

INNER HALLWAY 28'2" x 8'7" narrowing to 3'8" (8.59m x 2.62m narrowing to 1.14m)

Two ceiling light points, smoke alarm, fire alarm, telephone point, feature central arch, radiator, power points doors to:

LOUNGE DINING ROOM 22'4" max x 21'7" (6.81m max x 6.60m)

Rear facing full width curved bay with sash windows overlooking the beautifully maintained communal gardens and French windows opening onto the same with the Malvern Theatre and Winter Gardens to the side. Ceiling light point with ornate ceiling rose, smoke alarm, coving, dado rail, fitted corner display cabinet with storage below, three radiators, door to:

BREAKFAST KITCHEN 12'5" x 9'9" (3.80m x 2.99m)

Side aspect sash window, radiator, recently fitted kitchen comprising matching range of wall and base units with glass splash back to the sink and integrated Bosch gas hob, integrated fridge and freezer, integrated electric double oven and grill, hob with extractor hood, integrated dishwasher and bin unit, drawers, cupboards, shelving and under unit lighting, power points and inset down lighters, cupboard housing recently installed Worcester Bosch central heating boiler and telephone point.

MASTER BEDROOM 17'10" x 11'3" (5.46m x 3.45m)

Rear aspect glazed French windows and high level glazed panel over looking and giving access to communal gardens, ceiling light point with ornate rose, radiator, telephone point, power points, door to:

EN-SUITE 12'2" x 5'8" (3.72m x 1.74m)

Two ceiling light points, white suite comprising: large walk-in shower cubicle with sliding doors and Mira Sport shower, pedestal wash hand basin with tiled splashback, wall mirror, wall light and shaver socket over, low level WC, radiator, electric towel rail, extractor fan and high level cupboard.

BEDROOM TWO 16'9" x 12'9" (5.11m x 3.90m)

Side aspect obscured glass window, ceiling light point, coving, radiator, range of full width and full height wardrobes and storage cupboards, power points and telephone point.



BEDROOM THREE/STUDY 15'8" x 5'10" (4.80m x 1.79m)

Side aspect sash window, ceiling light point, range of fitted shelves and cupboards, electric radiator, power points and telephone point.

MAIN BATHROOM

Two ceiling light points, extractor, suite comprising: panelled bath with screen and shower over, wash hand basin with storage below, low level WC, bathroom cabinet, radiator, electric towel rail, part tiled walls, extractor fan, cupboard with shelving, space and plumbing for washing machine.

GARDENS AND PARKING

To the rear of Park View are extensive landscaped gardens, laid to lawn with well maintained borders, gated pedestrian access leads to Abbey Road and the upper part of Great Malvern. The rear car park has an allocated parking space and additional visitor spaces. The bottom of the rear drive leads to Orchard Road and Malvern Theatres and Priory Park.

TENURE - LEASEHOLD

The property benefits from a 999 year lease which commenced in 2006. The current service charge is £386.73 per calendar month.

DIRECTIONS

From the Allan Morris office in Great Malvern proceed downhill and right at the traffic lights onto Grange Road. Continue past Malvern Theatre and around to the left as Grange Road becomes Abbey Road. Pass the front of Park View and continue to the rear drive as follows. Take the first turn on the left after a short distance onto Priory Road. Take the next turning left into Orchard Road. continue to the end of Orchard Road and take the last driveway on the left. The visitors parking is to the right. The apartment can be accessed by continuing up the drive and is on the left overlooking the gardens. To arrange a viewing or with any queries please call Allan Morris on 01684 561411.

AGENT'S NOTE

Recent work at Park View has included:

- The installation of new lifts in both South and Centre Wings.
- The refurbishment of the Catacombs and re-location of the bin storage area.
- Complete interior redecoration and re-carpeting of the Centre Wing communal hall and stairs.
- The Rear Drive has been re-surfaced and graded.
- The Fire Alarm systems serving South, Centre, & North Wings have all been upgraded, the detection system covering all apartments and linking with the communal areas. All front doors have been upgraded to meet the Fire Regulations.
- Water Leak Detection System to all apartments.





Tenure: We understand the property to be Leasehold but this point should be confirmed by your solicitor.

Fixtures and Fittings: Only those items referred to in these particulars are included in the sale price. CARPETS, CURTAINS AND LIGHT FITTINGS ARE INCLUDED IN THE PRICE.

Services: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

Outgoings:

Local Council: Malvern Hills District Council Tax Band: E

Energy Performance Rating: Current: Exempt due to listing.

Schools Information: Local Education Authority: Worcestershire LA: 01905 822700

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