



Flat 3, 6 Hanley Terrace, Malvern, WR14 4PF

Guide Price £220,000

A spacious, light and airy first floor apartment in this beautiful building which originally was a private hotel. In brief, the accommodation comprises: hallway, dining kitchen, living room, large double bedroom, re-fitted shower room and study/small bedroom. The apartment has glorious views over the Severn Valley and owns a share of the Freehold with 995 years remaining on the lease. We recommend early viewing to appreciate all that this lovely home has to offer. For further information, or to arrange a viewing, please do not hesitate to contact us on 01684 561411.



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HALLWAY

Built-in shelving, fuse box, power points, radiator.

DINING KITCHEN 14'4" x 13'1" (4.37m x 4.00m)

Side facing double glazed sash window, range of wooden fronted units with space for under counter appliances, built-in stainless steel sink unit, built-in Cookmaster cooker with five burner hob and warming plate, cooker hood over, radiator, shelving, power points, plenty of space for table and chairs and doorway through to:



LIVING ROOM 14'1" x 13'9" (4.3m x 4.2m)

Front facing double glazed sash window with panoramic views over the Severn Valley, feature fireplace, radiator, power points, telephone and television points.

BEDROOM ONE 15'5" x 15'1" (into bay) (4.7m x 4.6m (into bay))

Front facing uPVC sash bay window, fantastic panoramic view, double glazed side facing sash window, window seat with storage under, cast iron fireplace, power points.



BEDROOM TWO 10'9" x 4'11" (3.3m x 1.5m)

Dual aspect double glazed windows, power points, radiator.

SHOWER ROOM 8'10" x 5'2" (2.7m x 1.6m)

Dual aspect double glazed windows, beautiful re-fitted in a period feel with high level, WC, pedestal hand basin, large glazed shower cubicle with waterfall and mobile attachments, period style radiator and towel rail, extractor unit.



OUTSIDE

DIRECTIONS

From Great Malvern follow the Wells Road in a southerly direction, going past Peachfield Common on the left and the Wyche Primary School on the right, take the second right into Hanley Terrace.

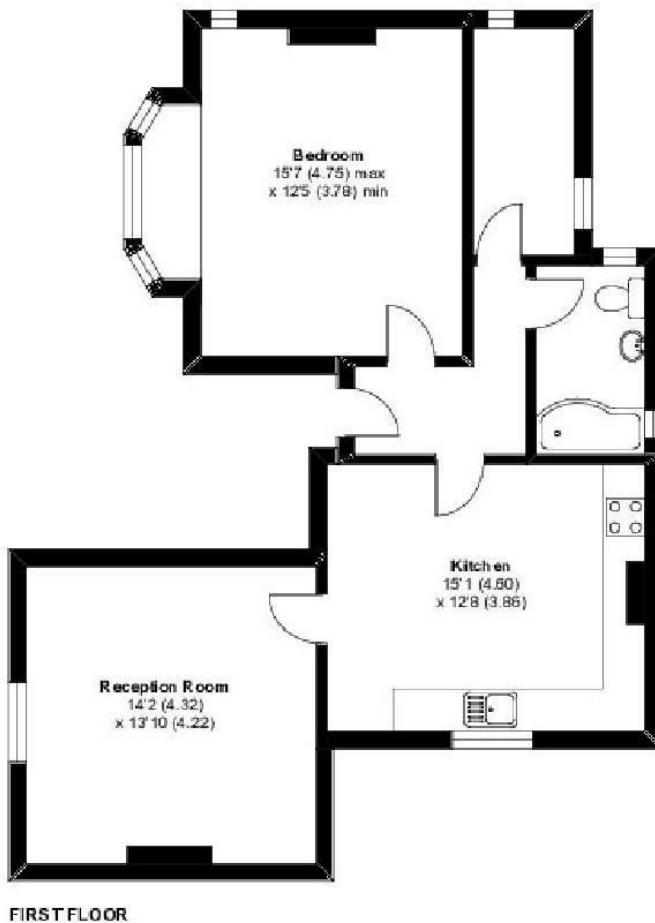




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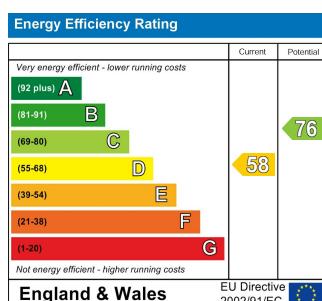
Approximate Area = 779 sq ft / 72.4 sq m

For identification only - Not to scale



EPC

Material Information Report



TENURE: We understand the property to be leasehold with a share of the Freehold 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. Other items, such as carpets and curtains, may be available by separate arrangement.

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 (01684 862151); at the time of marketing the Council Tax Band is: A

ENERGY PERFORMANCE RATINGS: Current: D58 Potential: C76

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

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