



**187 Wells Road, Malvern Wells, WR14 4HE**

**£225,000**

A spacious, ground floor, garden apartment with East facing views over the Severn Valley and towards Bredon Hill. The well presented accommodation is offered for sale with no onward chain and briefly comprises:- elegant communal reception hall, large personal hall with storage, breakfast kitchen with views, large bathroom with bath and separate shower, two good sized bedrooms, the master with large wardrobes, lounge dining room with views and door to private garden terrace. The apartment further benefits from; gas central heating, secondary glazing and a garage enbloc. Viewing is recommended to appreciate the views and condition of this spacious garden apartment.



# 3 May Place, 187, Wells Road, Malvern Wells, Worcestershire, WR14 4HE

## COMMUNAL RECEPTION HALL

With door to:

## RECEPTION HALL

With central heating thermostat, double radiator, doors to kitchen and bathroom, continuing to:

## INNER HALL

With over head storage, with doors to lounge diner and bedrooms.

## BREAKFAST KITCHEN

Rear aspect secondary glazed window with East facing views towards Bredon Hill, fitted kitchen units with wood work surface, single drainer sink unit, built in double oven and electric hob, plumbing for washing machine (appliance included), built-in slimline dishwasher, fitted larder cupboards with pull out drawers, built in cupboard suitable for tumble dryer and with wall mounted Worcester gas central heating boiler, space for fridge freezer.

## BATHROOM

Front aspect opaque secondary glazed window, bath with tiled surround, wc, shower enclosure with electric shower, wash basin, double radiator, extractor fan.

## LOUNGE DINER

Two rear aspect, secondary glazed windows with views, fireplace with electric fire, two radiators, double glazed door to private sun terrace.

## BEDROOM TWO

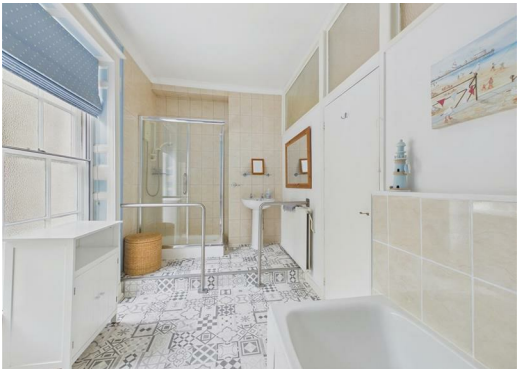
Front aspect, secondary glazed window, radiator.

## BEDROOM TWO

Front aspect, secondary glazed window, radiator, fitted large wardrobes with mirrored doors, hanging and shelving and drawer units.

## OUTSIDE

From the lounge there is a glazed door to the private terrace which is suitable for garden furniture and potted plants. A gate gives access to the drive at the front of the building where a car can be parked. Parking is also available at the rear of the building where there is an enbloc garage on the far left of the row.



## DIRECTIONS

From our office proceed on the Wells Road (A449), passing the common on the left hand side, continue for approximately half a mile. Continue past the turning for Hanley Road and Three Counties Showground and continue a short distance. May Place can be found on the left hand side as indicated by our agents For Sale board. Parking for viewers is available on the road. Residents garaging and parking is accessed from the next left, Grundys Lane.

## what3words

///talked.ironic.over

## ADDITIONAL INFORMATION

The lease is 999 years from 2005 and a share of the freehold is owned. The current service charge is £200.90 pcm. This includes building insurance, window cleaning, cleaning and communal electricity and gardening. There are no major works planned as far as vendor is aware. Pets are not allowed in this building.





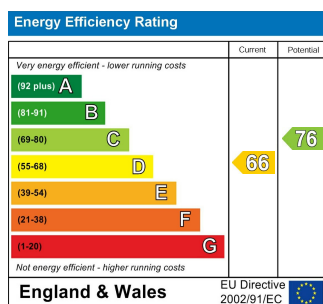
**TENURE:** We understand the property to be Leasehold with a share of the Freehold, but this point should be confirmed by your solicitor.

**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: B

**MAKING AN OFFER:** At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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