



3 Ripple Lodge 16 Lower Howsell Rd, Malvern, WR14 1EF

Price Guide £250,000

A delightful garden apartment with a private garden in this period property with historic connections to Elgar. In brief, the accommodation comprises: hallway, generous living room, dining kitchen, sun room, two bedrooms and a recently updated shower room. Situated at the rear of the building, it offers privacy, lovely decked area with well planted garden, shed, garage and off road parking for several vehicles. Viewing is considered a must to appreciate this lovely home. NO CHAIN SALE SITUATION



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Approached down the sandstone chipped driveway to the left of Ripple Lodge, number 3 is on the right hand side with sandstone peppled frontage leading to three steps to the storm porch and semi glazed front door leading to the :

HALLWAY

With radiator, fuse board and doors radiating off.

LIVING ROOM

Side and rear facing double glazed windows, radiator and double glazed door to:

CONSERVATORY

Being double glazed and brick construction, underfloor heating, wall lights, power points, radiator and double glazed door onto the decked patio.

BREAKFAST KITCHEN

Fully fitted with a matching range of wall and base units, ceramic hob with hood over, built-in electric oven and grill, integrated fridge and freezer, integral slimline dishwasher, inset stainless steel sink unit, cupboard housing the Vaillant central heating boiler, space for a table and chairs, radiator.

BEDROOM TWO

Side facing double glazed window, high level storage cupboard.

BEDROOM ONE

Side facing double glazed window, radiator, airing cupboard housing the insulated hot water cylinder with shelving and high level cupboard over.

SHOWER ROOM

Contemporary style with tiled shower cubicle, obscure double glazed window, close coupled WC, hand basin on vanity unit with twin lights over, extractor unit, towel rail radiator and tiled floor.

EXTERNALLY

The rear garden is a delightful and characterful space with a good sized decked patio with raised and planted beds around it, steps down to the rest of the garden which is easy maintenance with a further seating area, rear access to the garage, walkway and gate to the front, wooden shed, fully enclose with shrub borders.

DETACHED GARAGE

With double opening wooden doors, brick built, rear door and shelving (some maintenance required to the structure).



DIRECTIONS

From the Malvern office of Allan Morris, proceed left in the direction of Malvern Link. Carry on past the Common and the railway station and through the parade of shops down to the traffic lights after the filling station on the left hand side. Turn left onto Lower Howsell Road., the property can be found on the right hand side, sandstone driveway, just after the Allan Morris For Sale board. For further information or to book a viewing, please telephone 01684 561411.

what3words

///complains.stunning.ambitions

LEASE DETAILS

The Lease has 976 years to run commencing 2003. The three owners of the apartments form the management company, Ripple Lodge Management Company. which owns the Freehold. There is no formal monthly service charge and no ground rent. Each apartment contributes to the buildings insurance.



MAKING AN OFFER. At the point of making an offer, intending purchasers will be required to produce two pieces of identification documentation for each individual and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

TENURE: We understand the property to be 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. Carpets and curtain are included.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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