



Apartment 1, Aucott House 54 Worcester Road, Malvern, WR14 4AB

£325,000

A most impressive and immaculately presented top floor apartment in the beautiful, Grade II listed Aucott House, very centrally located in Great Malvern. The apartment opens to a hallway. A vaulted open-plan sitting and dining room, opens to a balcony at the rear that enjoys a fine far-reaching views of Malvern and the Severn Valley, with the Cotswolds in the distance. The dining area opens to the kitchen which also has a vaulted ceiling. There are two double bedrooms and a bathroom with a door to one of the bedrooms. To the rear are attractive communal gardens with lawns and seating area, with an allocated parking space at the front, with additional room for visitors. This is a very fine example of a Great Malvern apartment, enjoying a central location and magnificent views, but also within a short distance of shops amenities, common green spaces and a railway station. Offered with no onward chain.



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LOCATION

Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.

COMMUNAL HALL

Entering the building in to the spacious entrance hall with staircase winding up to the top floor where Flat 1 occupies the whole of the top level.

ENTRANCE HALLWAY

Entrance door in to entrance hall with doors off to both bedrooms, lounge/dining room and bathroom

LIVING DINING ROOM 24'10" x 15'8" (7.57m x 4.78m)

Door opens in to generous lounge/dining room with dual aspect windows to front and rear, double doors open on to the balcony at the rear with room to sit and admire the stunning panoramic views over the Severn valley. Views can be enjoyed from the front up to the hills. Television point. The spacious room has a wall mounted cream gas fire and all windows are secondary glazed. There is a built in cupboard housing the gas boiler. double doors open to;

KITCHEN 8'10" x 11'11" (2.70m x 3.65m)

Kitchen fitted with a range of base level units, ample work surface, space for free standing appliances including cooker, fridge/freezer, washing machine and dishwasher. Feature exposed ceiling beams, tiled splashback, window to front aspect with secondary glazing.

BEDROOM ONE 9'0" x 14'6" (2.75m x 4.44m)

Front facing windows with a range of built in wardrobes, radiator

BEDROOM TWO 11'11" x 11'1" (3.64m x 3.39m)

Rear facing window with wonderful views, radiator. Space outside window could be converted into a further balcony, like the balcony off the Living Room, subject to permissions being granted. Door to the Bathroom



BATHROOM 11'10" x 5'11" (3.63m x 1.81m)

The Jack and Jill bathroom has doors from the hall and bedroom creating an ensuite and comprises a panelled bath with Mira shower over, pedestal wash basin, low level WC, Louvre doors to airing cupboard. Vaulted ceiling with Velux skylight window.

WC

There is a second WC accessed from the hallway, with low level WC.

OUTSIDE

To the fore is a private residents parking area, with one allocated space and additional visitor parking. Side access pathway leads you down to the rear garden. The garden is communal, laid to lawn and is private with established shrubs and trees, an outside seating/deck are for outside dining or entertaining.

LEASE DETAILS

The management charges at the property are £185 per month which includes the buildings insurance, payable to Aucott House Management Company. The lease has 958 years remaining. (999 year from 1985).

DIRECTIONS

From Great Malvern proceed along Worcester Road and after a short while Aucott House will be located on the right hand side as indicated by our agents for sale board. For more details please call our Malvern office on 01684 561411

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ASKING PRICE

£325,000





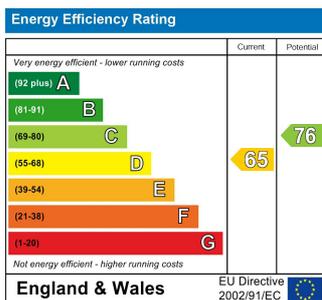
TENURE: We understand the property to be Leasehold with a 1/5 share of the Freehold but this point should be confirmed by your solicitor.

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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