Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411

The Revue Orchard Road, Great Malvern, WR14 3DT

£385,000

A thoughtfully constructed and well presented ground floor apartment in the heart of Great Malvern and within a 2 minute walk of Malvern Theatres and The Priory. This high specification property was built approx. 10 years ago and apartments in The Revue rarely come on the market. Briefly comprising:- reception hall with large built in utility and storage cupboard, fitted kitchen/living room with built in Siemens appliances, breakfast bar, space for dining table within the living room, double doors onto East facing balcony, bathroom with separate shower enclosure and bath, double bedroom with West facing picture windows with a view of the hills, built in wardrobes and storage to one wall. The property benefits from a Brookvent air recycling system, gas central heating, triple glazed tilt and turn windows with integrated blinds, secure video entry system, burglar alarm and electric gates to the parking area, plus communal garden. Viewing highly recommended to appreciate the quality of the property on offer.

www.allan-morris.co.uk
malvern@allan-morris.co.uk

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MAYFAIR OFFICE GROUP

2, The Revue, Orchard Road, Great Malvern, WR14 3DT

COMMUNAL HALL
Approached via communal front door. The hall has stairs to all floors, plus a lift.

DOOR TO FLAT 2

RECEPTION HALL
With secure video entry system, burglar alarm, double cupboard with light, fuse box, plumbing for washing machine, space for tumble dryer (? appliances included).

BATHROOM
Side aspect triple glazed window with blind, bath with waterfall tap and handheld shower, wash basin with drawer below, WC, shower enclosure with thermostatic shower, heated towel rail, extractor fan, tiled floor.

BEDROOM
Front aspect triple glazed floor to ceiling windows with built-in blinds and views of the Hills, double radiator, built-in wardrobes to one wall with shelving, hanging and storage including the Brookvent air recycling system.

KITCHEN/DINING LIVING ROOM
Rear aspect floor to ceiling triple glazed windows with French doors to balcony. Fitted kitchen including built-in fridge and freezer, Siemens double oven, induction hob, one and a half bowl sink unit with directional tap, built-in Siemens dishwasher, cupboard housing Worcester gas central heating boiler, double radiator, wood effect flooring, media connection.

OUTSIDE
Secure pedestrian gated access at the front plus electric gates from Orchard Road open to drive and parking where No. 2 has an allocated space. There is an area of communal gardens where a patio is situated which has a view of the Hills.

AGENTS NOTE
The property benefits from a Brookvent air recycling system, known as an Aircycle Heat Recovery Ventilation (HRV) system, which continuously supplies fresh, filtered air while recovering heat from moist air extracted from kitchen and bathroom. This system improves air quality and energy efficiency by reducing heating demand.

LEASE INFORMATION
The property is Leasehold with a 999 year lease from 2015. The service charge for No 2 is £1971.90 p.a. The development's managing agent is Longlease.

DIRECTIONS
From the office proceed down Church Street and turn right at the lights onto Abbey Road. Go past the Theatre and Priory Park and the road bends to the left. Take the left hand fork and almost immediate left hand turn into Orchard Road. The Revue is situated on the right hand side.

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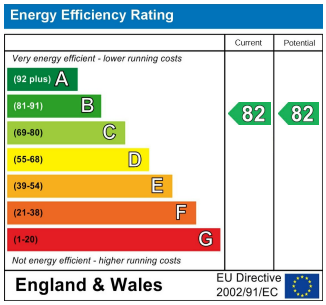

TENURE: We understand the property to be Leasehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. 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: C

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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