

Philip Laney & Jolly



The Penthouse, Wells House, Malvern Wells  
Offers Based On £400,000

3 2 2 B



Philip Laney & Jolly Malvern present to the market this superbly positioned penthouse apartment that offers an exceptional living experience with breath taking views over the Severn Valley. Offered with NO ONWARD CHAIN this spacious and light property enjoys three well proportioned double bedrooms, including a luxurious en-suite attached to the main bedroom ensuring comfort and privacy for all residents.

The heart of the home is a stunning open plan living and dining area, perfect for entertaining or simply enjoying the serene surroundings with far reaching views to the front aspect. The fully fitted kitchen is equipped with high quality integrated appliances, making it a delight for any culinary enthusiast. Additionally, a convenient utility area enhances the practicality of this impressive space.

Access to the penthouse is both easy and exclusive, with the option of stairs or a lift leading directly to your private hallway. The property benefits from double glazing throughout, ensuring warmth and tranquillity. For those with vehicles, there are two allocated parking spaces, a rare find in such a desirable location.

Residents can also enjoy the use of the communal grounds, providing an outdoor space to relax and unwind. This penthouse apartment is not just a home; it is a lifestyle choice, offering a blend of comfort, elegance, and stunning natural beauty. Whether you are looking to buy or as an investment with a generous yield this property is a must see for anyone seeking a refined living experience in Malvern.

**Entrance Hallway**

Accessed directly from lift or stairs that provides direct access to your private hallway. Four ceiling chrome spotlights. Intercom phone system. Contemporary and decorative white radiator. Door to: Storage cupboard housing consumer fuse box and hanging rail. Light. Door to stairs.

**Utility Room**

Worcester Bosch combination boiler. Space and plumbing for washing machine and tumble dryer. Stainless steel sink and drainer. Double glazed Velux window to rear aspect. Three chrome spotlights. Work surfaces over. Radiator.

**Kitchen**

Double glazed window to rear aspect. White wall and base units with granite worktops over. Space for under counter freezer. Bosch hob. Neff oven. Integrated Bosch dishwasher. Chrome Siemens extractor hood over. Tiled splashbacks. Chrome ceiling spot lights. Steps up to: open plan living room and dining area.

**Dining area**

Granite breakfast bar. Built in cupboards under. Feature roof lantern with opening creating natural light. Chrome spotlights throughout. Double glazed windows to front aspect with far reaching views. Ceiling light point. Radiator.

**Living Room**

Double glazed window to front aspect. Radiator. Built in bookcases and shelving. Ceiling light point. Radiator.

**Landing**

Access to loft. Two ceiling spotlights. Smoke alarm. Two steps up to:

**Bedroom 1**

Double glazed window to front aspect with far reaching views. Radiator. Built in wardrobe with shelving and drawers. TV point. Four chrome ceiling spotlights.

**En-suite**

Double width walk in shower cubicle with rainfall shower. Double shaving point. Bath. Hand basin. WC. Seven chrome ceiling spotlights. Extractor fan. Chrome heated towel rail. Tiled walls.

**Bedroom 2**

Velux double glazed window to side aspect with far reaching views. Double glazed window to rear aspect. Radiator. TV point and sockets. Four chrome ceiling spotlights.







### Bedroom 3

Five chrome ceiling spotlights. Built in shelving. Radiator. Double glazed window to front aspect with far reaching views.

### Bathroom

Bath with mixer tap and shower attachment. Wash hand basin. Seven ceiling spotlights. Extractor fan. WC. Chrome heated towel rail.

### W C

Wash hand basin. WC. Chrome heated towel rail. Two ceiling spotlights. Extractor fan.

### Communal garden

Communal garden area with raised seating area to the rear of the property.

### Parking

There are two allocated parking spaces for the flat, one on the upper level and one in the car park along with additional guest parking.

### Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

### Tenure - Leasehold

We understand (subject to legal verification) that the property is Leasehold

Original lease term 125 years with 111 years remaining.

Ground Rent £200 per annum

Service Charge - £2,386 per annum

### Floorplan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

### Council Tax MHDC - Malvern

We understand the council tax band presently to be : D

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

### Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

### Property to sell?

If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

### Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

### Broadband Malvern

We understand currently that there are plans to build full fibre broadband at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker/my-products>

### Mobile Coverage - Malvern

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EE-Good outdoor

O2-Good outdoor, variable in-home

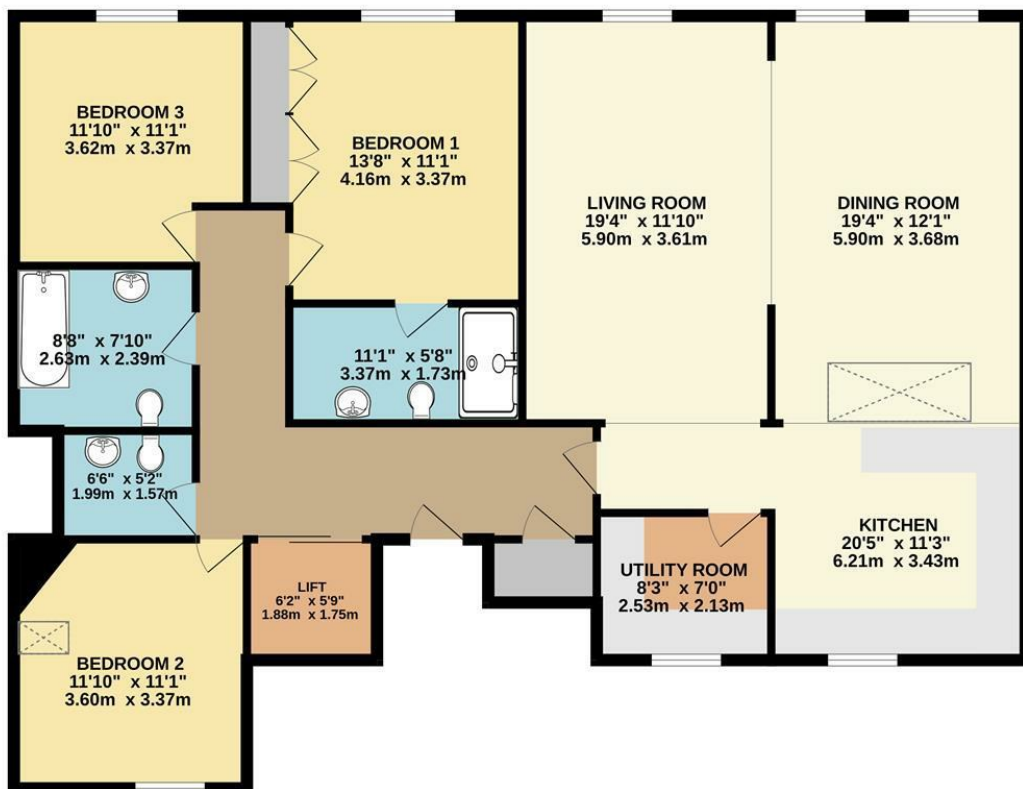
Three-Good outdoor

Vodafone-Good outdoor

### Viewings - Malvern

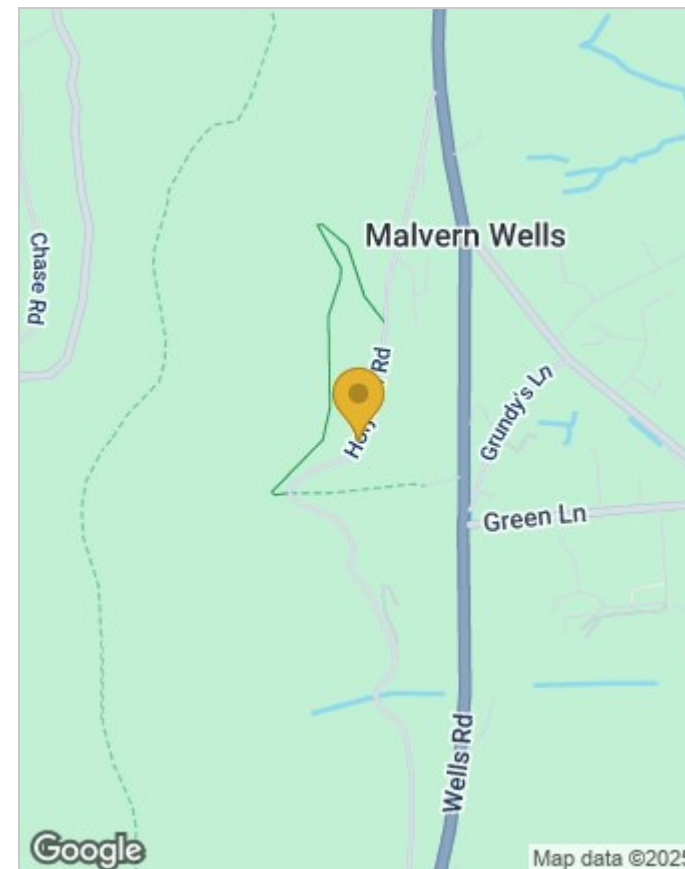
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

PENTHOUSE SUITE  
1650 sq.ft. (153.3 sq.m.) approx.



TOTAL FLOOR AREA: 1650 sq.ft. (153.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
How energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.