

Philip Laney & Jolly

Apt 2 Brunel House, Portland Road, Malvern, WR14 2TA

Guide Price £325,000

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Philip Laney & Jolly Malvern welcome to the market 2 Brunel House, a beautifully presented first floor apartment located in the charming town of Malvern. This modern residence offers two spacious double bedrooms, making it an ideal choice for couples, holiday investment, small families, or those seeking a comfortable and well proportioned living space.

Upon entering, you are welcomed by an inviting hall with stairs that rise to the spacious and light landing area that provides access to an impressive open plan kitchen, living and dining area. This space is enhanced by double glazed sash windows to both the front and side aspects, allowing an abundance of natural light and creating a warm and welcoming atmosphere. The kitchen is fitted with high quality wall and base units and a range of integrated appliances, complemented by a charming window seat and a breakfast bar which is perfect for casual dining or entertaining.

The apartment further benefits from two useful storage cupboards and access to a boarded loft space, providing excellent additional storage. Both double bedrooms feature fitted wardrobes and enjoy pleasant outlooks, offering calm and comfortable retreats. The contemporary bathroom is fitted with a stylish suite comprising a bath with shower over, WC and a basin set within a modern vanity unit.

Ideally positioned close to local amenities, shops, the theatre and the railway station, the property combines comfort with convenience. Additional benefits include gas central heating and a secure gated allocated parking space. Offered with no onward chain, this superb apartment is ready to move into and enjoy. An excellent opportunity to acquire a high quality home in a sought after Malvern location.

EPC: C Council Tax Band: C Tenure: Leasehold

Entrance
Communal front door into:

Entrance Hallway
Stairs rising to first floor. Wall light.

Landing Area
Velux window. Ceiling light point and smoke alarm.

Kitchen
Double glazed sash window with window seat. Kitchen fitted with a range of contemporary wall and base units. Breakfast bar. Aluminium sink and drainer with boiling hot water tap. 'Neff' induction hob and double oven with hot plate and microwave. Fridge freezer. 'AEG' washer dryer. Open plan to:

Living/Dining Area
Three double glazed windows. Two radiators. Ceiling spotlights.

Two storage cupboards and access to spacious boarded loft space with light and pull down ladder..

Bedroom 1
Dual aspect room with double glazed windows to front and side. Fitted wardrobes. Ceiling spotlights and smoke alarm. Radiator.

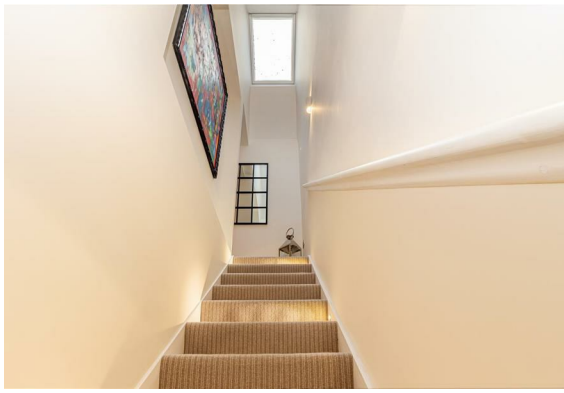
Bedroom 2
Dual aspect with double glazed windows to side and rear. Built-in wardrobes. Radiator and ceiling spotlights. Smoke alarm.

Bathroom
Double glazed window to side aspect. Bath with shower over with rainfall attachment. Basin inset to vanity unit and WC. Tiled walls and floors. Chrome heated towel rail. Mirror and spotlights.

Outside
Secure gated access to the allocated parking spaces.























WR14 Area Summary
Location: Situated in the WR14 area of Malvern, the property is well placed for local amenities including shops, Waitrose and a range of other supermarkets, cafés and cultural attractions such as Malvern Theatres, all within the town centre.

Transport: Great Malvern and Malvern Link train stations provide regular rail services, while road links connect easily to Worcester, Hereford and the M5 motorway.

Area: WR14 offers a charming town atmosphere with a mix of historic character, green spaces and easy access to the Malvern Hills, making it popular with a wide range of buyers.

Parking
Apartment 2 benefits from one secure gated allocated parking space.
There is the potential to apply for additional parking subject to availability.

Tenure - Leasehold
We understand (subject to legal verification) that the property is Leasehold.
Remaining term of lease 143 years
Service Charge £117.18 per calendar month.
Costs to be verified.

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.

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
We understand the council tax band presently to be : C
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).

Broadband
We understand currently Full Fibre Broadband is available at this property.
You can check and confirm the type of Broadband availability using the Openreach fibre checker:
https://www.openreach.com/fibre-checker

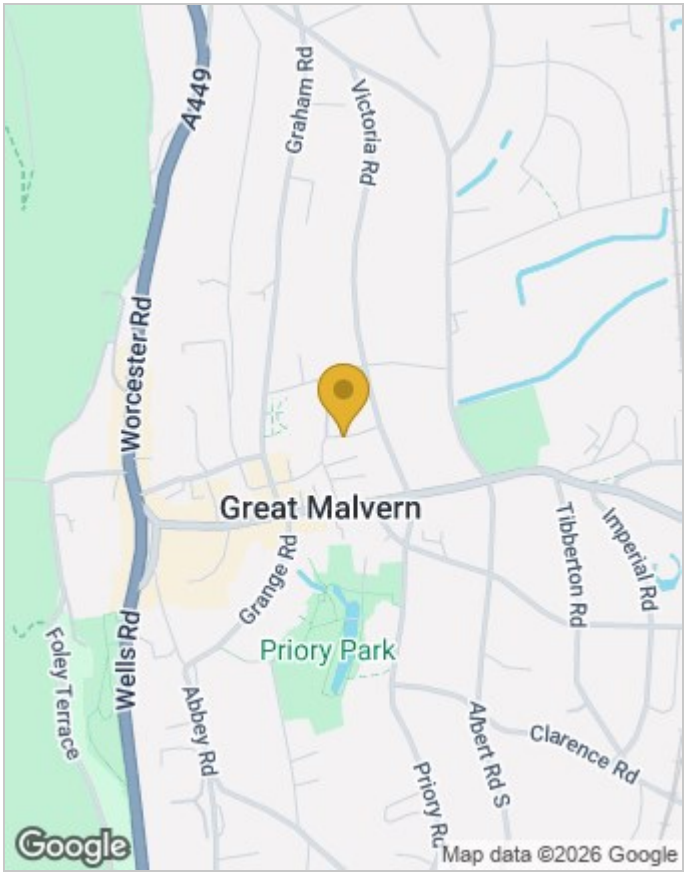
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.
https://checker.ofcom.org.uk/en-gb/mobile-coverage

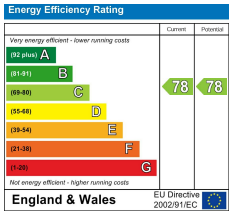
Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
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.

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.

Viewings
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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