Philip Laney & Jolly



Abbey Road, Malvern, WR14 3HG

Guide Price £380,000

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Philip Laney & Jolly Malvern are delighted to welcome 11 Park View to the market. Located in the heart of Great Malvern on the prestigious Abbey Road, this splendid garden apartment offers a unique blend of comfort and elegance. With immediate access to and stunning views over beautifully maintained communal gardens.

The apartment enjoys three well proportioned bedrooms, including a main suite complete with French doors that open directly onto the garden, allowing for a seamless connection to the outdoors. The second bedroom is also generously sized, featuring ample wardrobe space, while the third bedroom can serve as a versatile study or guest room.

The gracious living and dining room, enhanced by an impressive double bay window, provides a bright and inviting space for relaxation and entertaining. The fitted breakfast kitchen is both stylish and functional, perfect for culinary enthusiasts.

Additional features of this Grade II listed building include gas central heating, and the convenience of both allocated and visitor parking. The property can be accessed via a lift from the main entrance or through its own private entrance at the rear, adding to its appeal.

Situated in a prime location, residents will enjoy easy access to all the amenities that Great Malvern has to offer, making this apartment an ideal choice for those seeking a vibrant community lifestyle. Viewing is essential to fully appreciate the space, location, and potential of this remarkable garden apartment.

EPC: C Council Tax Band: E Tenure: Leasehold

Personal Entrance Lobby
Storage cupboard and hanging rail. Ceiling light point. Doors off to:

Inner Hallway
Two ceiling light points. Radiator. Feature arched doorway.

Living/Dining Room
Single glazed curved bay sash windows to the rear aspect. French doors also to the rear aspect. Fitted corner display cabinet with storage below. Ceiling light point. Three radiators. Door to:

Kitchen
Single glazed window to side aspect. Matching wall and base units with glass splashback to the sink. Integrated 'Bosch' gas hob. Integrated fridge and freezer. Integrated electric 'Hotpoint' double oven and grill with 'Neff' extractor hood over. Integrated 'Neff' dishwasher and bin unit. Cupboard housing 'Worcester Bosch' central heating boiler.

Bedroom 1
Single glazed French windows to rear aspect and high level glazed panel overlooking and giving access to the communal gardens. Ceiling light point. Radiator. Door to:

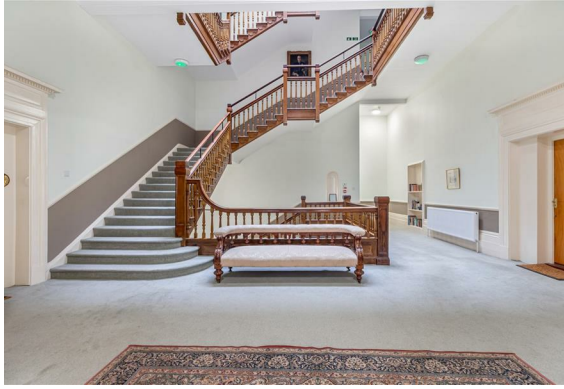
En-suite
Large walk-in shower cubicle with sliding doors and 'Mira' sport shower. Pedestal wash hand basin with tiled splashback and low level WC. Heated towel rail. Extractor fan. Two ceiling light points. Space for tumble dryer.

Bedroom 2
Obscure single glazed window to side aspect. Built in wardrobes. Ceiling light point. Radiator.

Bedroom 3/Study
Single glazed window to side aspect. Radiator. Ceiling light point.

Bathroom
Panelled bath with bi-fold screen and shower over. Wash hand basin with storage under and low level WC. Bathroom cabinet. Radiator. Heated towel rail. Extractor fan. Two ceiling light points. Part tiled walls. Space and plumbing for washing machine.























Outside
There are extensive landscaped gardens to the rear of Park View which are mainly laid to lawn with well maintained borders. The bottom of the rear drive leads to Orchard Road and Malvern Theatres and Priory Park.

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
The rear carpark has an allocated parking space and additional visitor spaces.

Tenure - Leasehold
We understand (subject to legal verification) that the property is Leasehold. Current service charge is £5694.96 per annum (£474.58 per month)
Lease Term 999 years from 28/02/2007 until 01/11/3005

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.

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.

Council Tax MHDC
We understand the council tax band presently to be : E
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 that Full Fibre Broadband is being built in the area in the next year 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

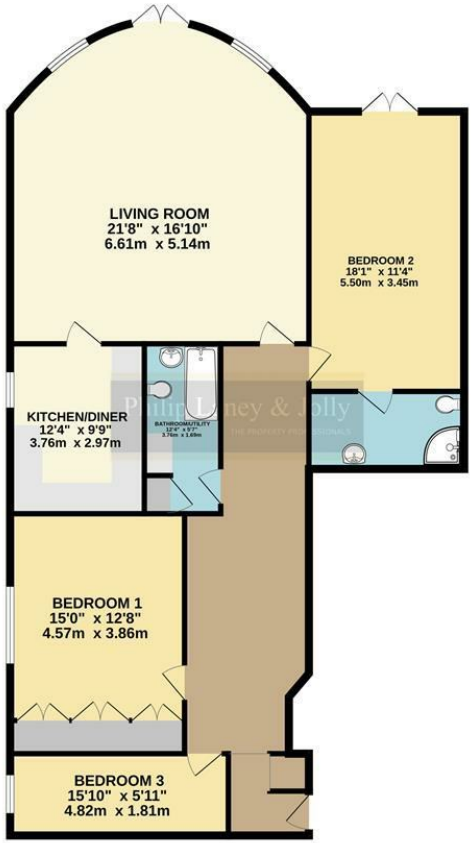
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.
https://checker.ofcom.org.uk/en-gb/mobile-coverage

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.

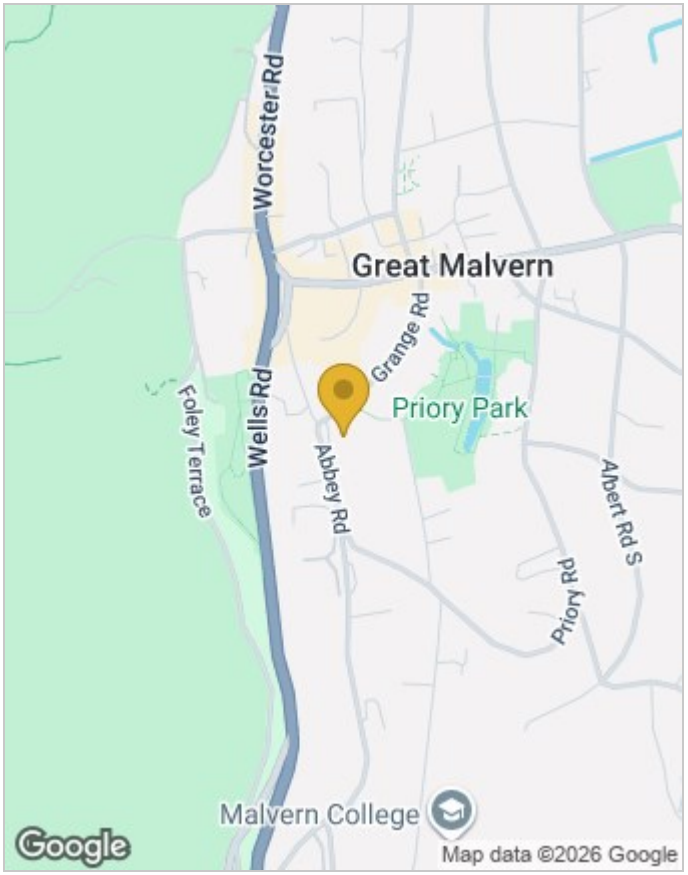
Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW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

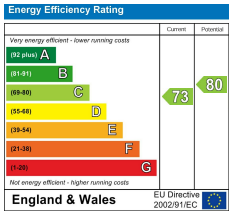
Viewings
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.

GROUND FLOOR



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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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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