






21 St. Anns Road, Malvern, WR14 4RG  
Guide Price £240,000

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Philip Laney & Jolly Malvern welcome to the market this beautifully presented apartment, forming part of an elegant period Grade II Listed building, ideally positioned in the heart of Great Malvern.

This highly desirable location offers immediate access to the stunning Malvern Hills, perfect for walking and outdoor pursuits, while also being just a short stroll from an excellent range of independent shops, cafes, restaurants, and cultural amenities including the renowned Malvern Theatre and cinema.

The accommodation is both spacious and well proportioned, comprising a generous entrance hall that leads through to an open plan kitchen and breakfast room, thoughtfully designed to provide a sociable and functional living space. The impressive lounge and dining area is light and airy, further enhanced by a Juliet balcony that adds character and charm whilst enjoying wonderful far reaching views.

There are two well sized double bedrooms, with the principal bedroom benefiting from its own en suite bathroom, alongside a separate second bathroom serving the remaining accommodation.

Additional features include gas central heating, a private entrance with a small adjoining outside area offering space for a table and chairs, ideal for enjoying the surroundings, and the convenience of an allocated parking space.

An early viewing is highly recommended to fully appreciate the superb location and the spacious accommodation on offer.

EPC: B Council Tax Band: C Tenure: Leasehold

#### Entrance Hallway

Glazed French doors. Radiator. Ceiling spot lights. Storage cupboard. Doors off to:

#### Main Bedroom

Ceiling light point. Radiator. Glazed window to side aspect. Built in wardrobe. Door leading to:

#### Ensuite

Panelled bath with shower attachment. Low level WC. Ceiling light point. Chrome heated towel rail. Pedestal wash hand basin.

#### Bedroom Two

Two ceiling light points. Radiator. Glazed window to side aspect. Built in storage cupboard.

#### Main Bathroom

Pedestal wash hand basin. Ceiling spotlights. Chrome heated towel rail. Low level WC. Panelled bath with mains fed shower over.

#### Kitchen

Open plan to living and dining room. Matching wall and base units with work surfaces over. Ceiling light point. Space and plumbing for dishwasher and washing machine. Integrated oven and fridge-freezer. Four ring gas hob with extractor fan over. Stainless steel sink and drainer. Tiled splashback. Breakfast bar. Radiator.

#### Living/Dining Room

Two ceiling light points. Two radiators. Two double glazed windows to front aspect. Double glazed front doors opening out onto a Juliette balcony with far reaching views to the front aspect. Storage cupboard housing Worcester Bosch combination boiler.

#### Outside

Courtyard area with patio seating area.

#### 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).





### 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.

### 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.

### 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.

### 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.

Current lease term 999 years with 987 years remaining.

As advised by our vendors - The current service charge is £4,896 per year. This includes building insurance and there is a peppercorn ground rent. Major refurbishment works have just been completed externally on the building.

Service charge is payable every 6 months. Approx. one third of service charge is payable for regular maintenance costs, insurance, etc. and approx. two thirds is paid into a reserve account for future large works i.e. roof/exterior painting. There are currently significant assets held in the reserve account, no major works are scheduled and full accounts can be provided.

### 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 - 17:00, and 10:00 - 14:00 on Saturdays.

### Broadband

We understand currently Full Fibre broadband is planning to be built. with fibre to the cabinet broadband available to order.

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

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

### Parking

Parking for the property is one allocated space to the front. An additional shared guest parking space is available.

### Mobile Coverage - Malvern

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

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

EE- Good outdoor

O2- Good outdoor

Three- Good outdoor

Vodafone- Good outdoor

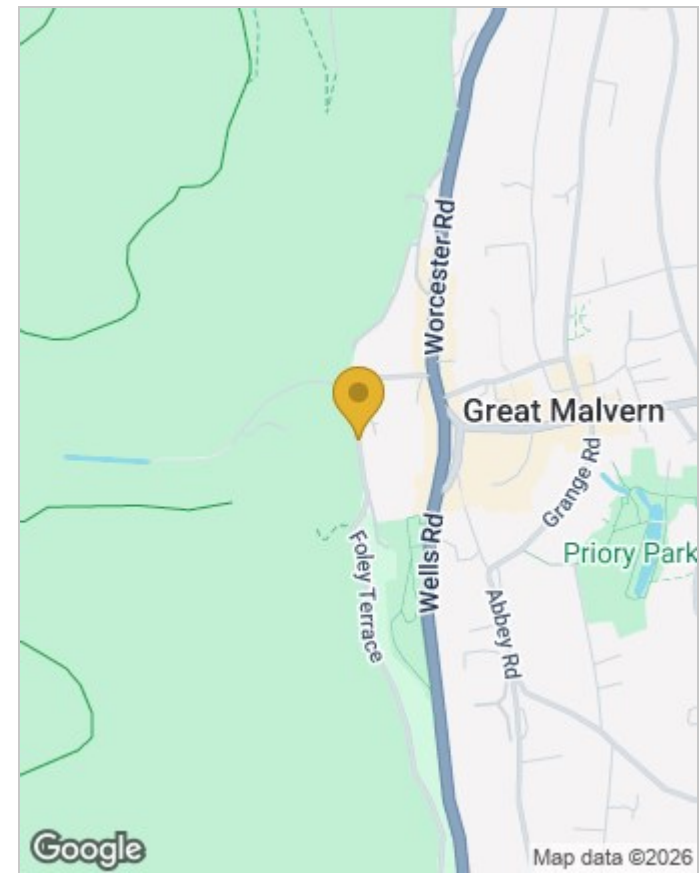


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	