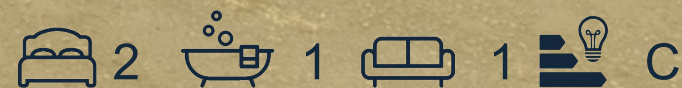




Flat 3 Beacon House, Malvern, WR14 1ER  
Guide Price £120,000



Beacon House, a modern flat located in the charming area of Malvern. This delightful property boasts a spacious 710 square feet of living space, making it an ideal home for individuals or small families. The flat features a comfortable reception room, perfect for relaxing or entertaining guests, alongside two well-proportioned bedrooms that offer a peaceful retreat.

The property includes a contemporary bathroom, designed with modern fixtures to meet your everyday needs. One of the notable advantages of this flat is the availability of parking for one vehicle, providing convenience in this sought-after location.

The flat is equipped with double glazing windows, ensuring a warm and quiet environment throughout the year. Additionally, the nearby Malvern Link train station offers excellent transport links, making commuting to nearby towns and cities a breeze.

With an Energy Performance Certificate rating of C, this property is designed to be energy efficient, contributing to lower utility bills and a reduced carbon footprint. Beacon House presents a wonderful opportunity to enjoy modern living in a picturesque setting.

EPC: C Council Tax Band: C Tenure: Leasehold

**ENTRANCE HALL**

Entrance via part glazed wooden front door. Cupboard housing gas combi boiler. Ceiling light point and radiator.

**LOUNGE/DINER**

17'1" x 10'10" (5.2 x 3.3)  
UPVC double glazed window to front aspect and UPVC glazed door to outside. Fireplace with electric fire. Ceiling light point and radiator.

**KITCHEN**

11'2" x 8'2" (3.4 x 2.5)  
Two UPVC double glazed windows to front aspect. Kitchen fitted with a range of wall and base units with laminate roll top work surface over. Tiled splash back. Stainless steel sink and drainer. Cooker, dishwasher and washing machine. Space for tall fridge freezer. Ceiling light point and tiled floors.





#### **BEDROOM 1**

13'9" x 9'10" (4.2 x 3)

Dual aspect with UPVC double glazed windows to side and front, overlooking the communal gardens. Built-in drawers, wardrobes and cupboards. Ceiling light point and radiator.

#### **BEDROOM 2**

14'5" x 9'6" (4.4 x 2.9)

Dual aspect with UPVC double glazed windows to rear and side. Built-in wardrobe with hanging rail. Ceiling light point and radiator.

#### **SHOWER ROOM**

Large walk-in shower with electric shower, vanity sink and low level WC. Tiled walls and floor. Ceiling light point and extractor fan.

#### **OUTSIDE**

Well maintained communal gardens and single garage en bloc.

#### **TENURE**

We understand (subject to legal verification) that the property is leasehold with 50 years remaining on lease. Current annual ground rent is £75. Current service charge £130 per month.

#### **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 free from defects or in working order.

#### **FLOORPLAN**

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

#### **Council Tax MHDC - Malvern**

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 - 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>

#### **Financial Services - Malvern**

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**

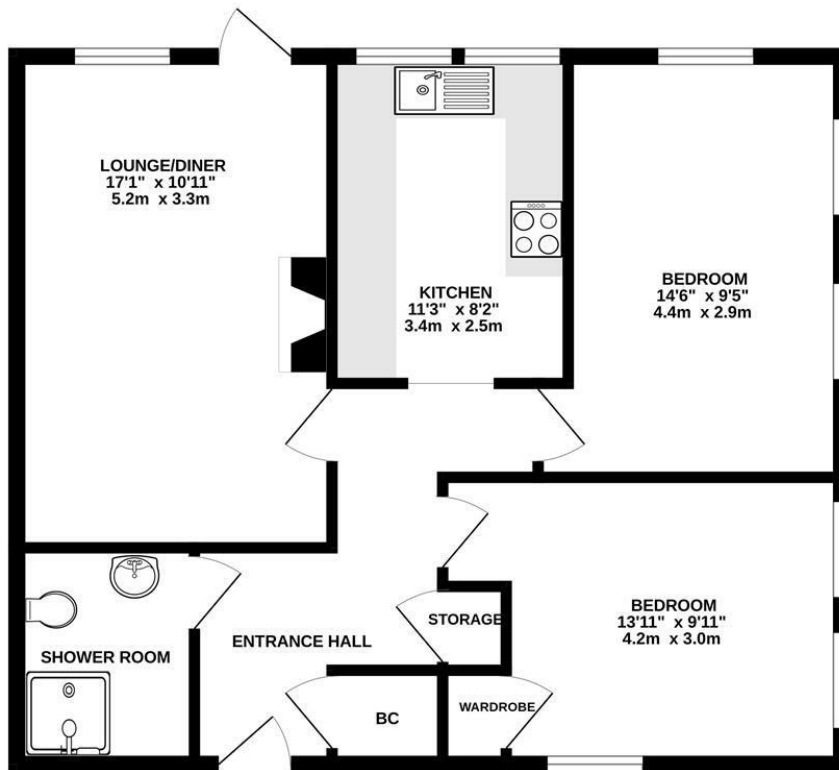
Strictly by appointment with the Agents. We are open from 9.00 to 5.30 Monday to Friday and 10.00 to 2.00 on Saturdays.

#### **Property to sell?**

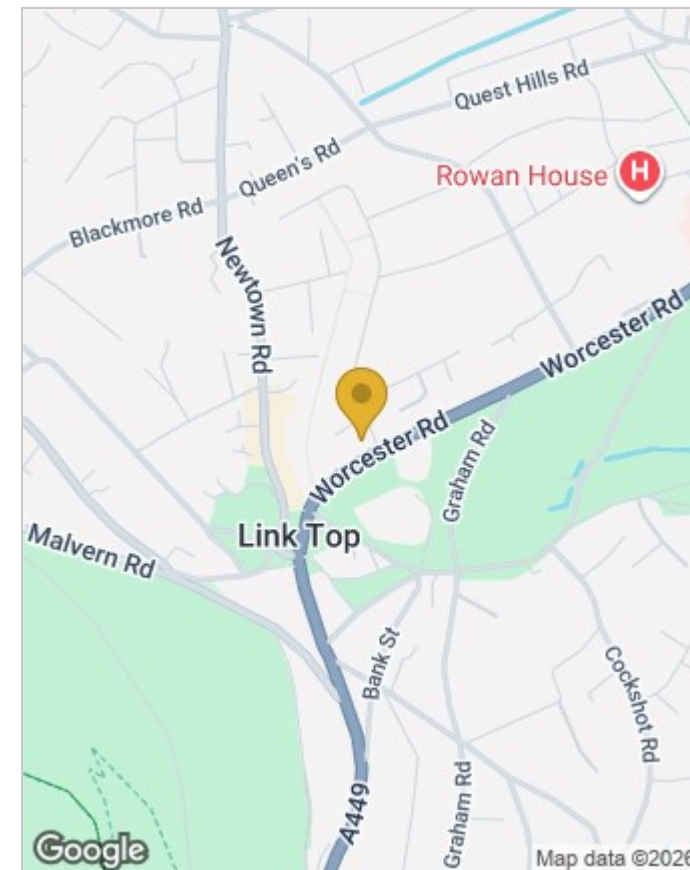
If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

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.

## 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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (82 plus) A                                 |  |                         |           |
| (61-81) B                                   |  |                         |           |
| (55-60) C                                   |  |                         |           |
| (51-54) D                                   |  |                         |           |
| (47-50) E                                   |  |                         |           |
| (43-46) F                                   |  |                         |           |
| (39-42) G                                   |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 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.

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<https://www.pljworcester.co.uk/>