



Lower Flat, 262 Wells Road, Malvern, WR14 4HD

Located in the popular Malvern Wells with good access onto the Hills, this period ground floor apartment offers well proportioned accommodation to include reception hall, inner hall, living room, breakfast kitchen, two bedrooms, bathroom with separate shower and useful storage room/study. The property has the benefits of double glazing and electric heating and is offered for sale with no onward chain. EPC Rating G

- Ground Floor Apartment
- Two Bedrooms
- Living Room
- Breakfast Kitchen
- Bathroom With Shower
- Electric Central Heating
- Double Glazing
- No Onward Chain
- EPC Rating G

£149,950

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A recessed Entrance Porch with original tiled flooring and part glazed entrance door leads into:

Reception Hall

Ceramic tiled flooring, radiator, double glazed window to rear, access to the Inner Hall and door to:

Store Room/Study

Double glazed window to front.

Inner Hall

Radiator and doors to all rooms.

Living Room 5.52m into bay x 4.31m (18'1" into bay x 14'2")

A particular feature of this room is the high casement window with leaded insets and window seat. Wood laminate flooring, sealed fireplace with wooden mantle, marble inset and hearth. Radiator, TV point and built in low level cupboards to chimney breast recess.

Breakfast Kitchen 4.39m x 2.81m (14'5" x 9'3")

Fitted with a range of cream fronted base and eye level units with working surfaces over, one and half bowl sink unit and tiled splash backs. Spaces for fridge freezer, plumbing for washing machine and dishwasher. 5 burner gas range cooker with extractor hood above, space for breakfast table, Airing Cupboard with lagged tank and shelving, ceramic tiled flooring, radiator and double glazed

window to side.

Master Bedroom 4.80m x 3.59m (15'9" x 11'9")

Original casement window to front with leaded insets, radiator, wood laminate flooring, sealed fireplace and original built in cupboards to chimney breast recesses.

Bedroom Two 2.80m x 2.85m (9'2" x 9'4")

Double glazed window to side, radiator.

Bathroom

Fitted with a white suite comprising shaped panelled bath, pedestal wash hand basin, low level WC and tiled shower cubicle housing 'MX Inspiration LX1' electric shower. Wood laminate flooring, part tiling to walls, large wall mounted mirror, radiator and high level obscured double glazed window to side.

Outside

To the front of the apartment is a small gravelled fore garden and pathway leading to the Recessed Entrance Porch.

Council Tax

We understand that this property is council tax band B.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Directions

From our Malvern office proceed on the A449 towards Ledbury. The property will



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be located on the right as indicated by the Agents For Sale board.


Tenure

Our client advises us that the property is Leasehold with a 50% share of the Freehold.

We understand that there are currently no maintenance charges and that any shared repairs with the Upper Flat would be arranged on an ad-hoc basis. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

Services

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	22	22
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	