



7 Aldwyn Tower, 21 St Anns Road, Malvern, WR14 4RG

A beautifully presented first floor apartment in this elegant historic Grade II listed property. Aldwyn Tower dates back to the 1850's and was once a hotel and visited by Franklin Roosevelt as well as George Bernard Shaw. From its elevated position, the apartment enjoys wonderful views both of the hills and across Great Malvern towards the Severn Valley and is in the enviable position of immediate access to the Malvern Hills. The accommodation in brief comprises, living room, kitchen, two bedrooms, bathroom and en suite shower room. The property benefits from a private car park and communal grounds. Offered For Sale with No Onward Chain.

- Historic Grade II Listed Property
- Tastefully Refurbished
- Living Room & Kitchen
- Two Bedrooms
- Bathroom & Ensuite
- Secondary Glazing Throughout
- Stunning Far Reaching Views
- Great Malvern Location
- No Onward Chain

£179,500

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Access to the apartment is from the car park to the rear of the building via an external staircase which leads in turn to the Communal Hallway shared by three apartments. A short communal staircase leads into the:

Entrance Hall

With doors to all rooms, coving to ceiling, newly fitted high quality carpets throughout, two radiators, telephone door entry system and access to a storage cupboard.

Living Room 5.48m x 2.88m (18'0" x 9'5")

A light and airy room, with secondary glazed sash window to the rear aspect taking full advantage of the stunning views across the Severn Valley, two radiators, coving to ceiling and opening to

Kitchen 2.5m x 1.95m (8'2" x 6'5")

Comprehensively fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with drainer, Smeg electric oven and four ring gas hob with splash back and extractor above. Worcester Bosch Boiler, Integrated dishwasher, integrated fridge with 3 star freezer compartment and a 7kg washer dryer. Secondary glazed sash window to the side aspect.

Bathroom

A contemporary bathroom with part tiled walls, panelled bath with mixer taps and shower with glass screen, low level WC, vanity wash hand basin with cupboard below, heated towel rail and extractor fan.

Bedroom One 3.67m x 2.74m (12'0" x 9'0")

With coving to ceiling, wardrobes to one wall, secondary glazed sash window and radiator.

Bedroom Two 2.7m x 2.51m (8'10" x 8'3")

With a small entrance hall to the bedroom, two secondary glazed sash windows, coving to ceiling, radiator and door to

Ensuite

With extensive tiling to wall and floor, low level WC, sink and large shower cubicle housing electric Triton shower with sliding glass doors.

Outside

The communal grounds mainly consist of mature shrubs, trees with lawns providing a private and tranquil setting for residents. There is an allocated parking space for No7 and an additional visitors space.

Tenure

Our client advises us that No7 shares a 1/9th share of the Freehold with a 999 year lease commencing February 2014.

We understand that there is a maintenance charge of £1025 paid twice yearly.

Should you proceed to purchase the property, these details must be confirmed



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via your solicitor within the pre-contract enquiries.

Directions

From Denny & Salmond estate agents office turn into St Ann's Road proceed up the hill following the road round to the left. Aldwyn Tower is the second driveway on the left.

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.

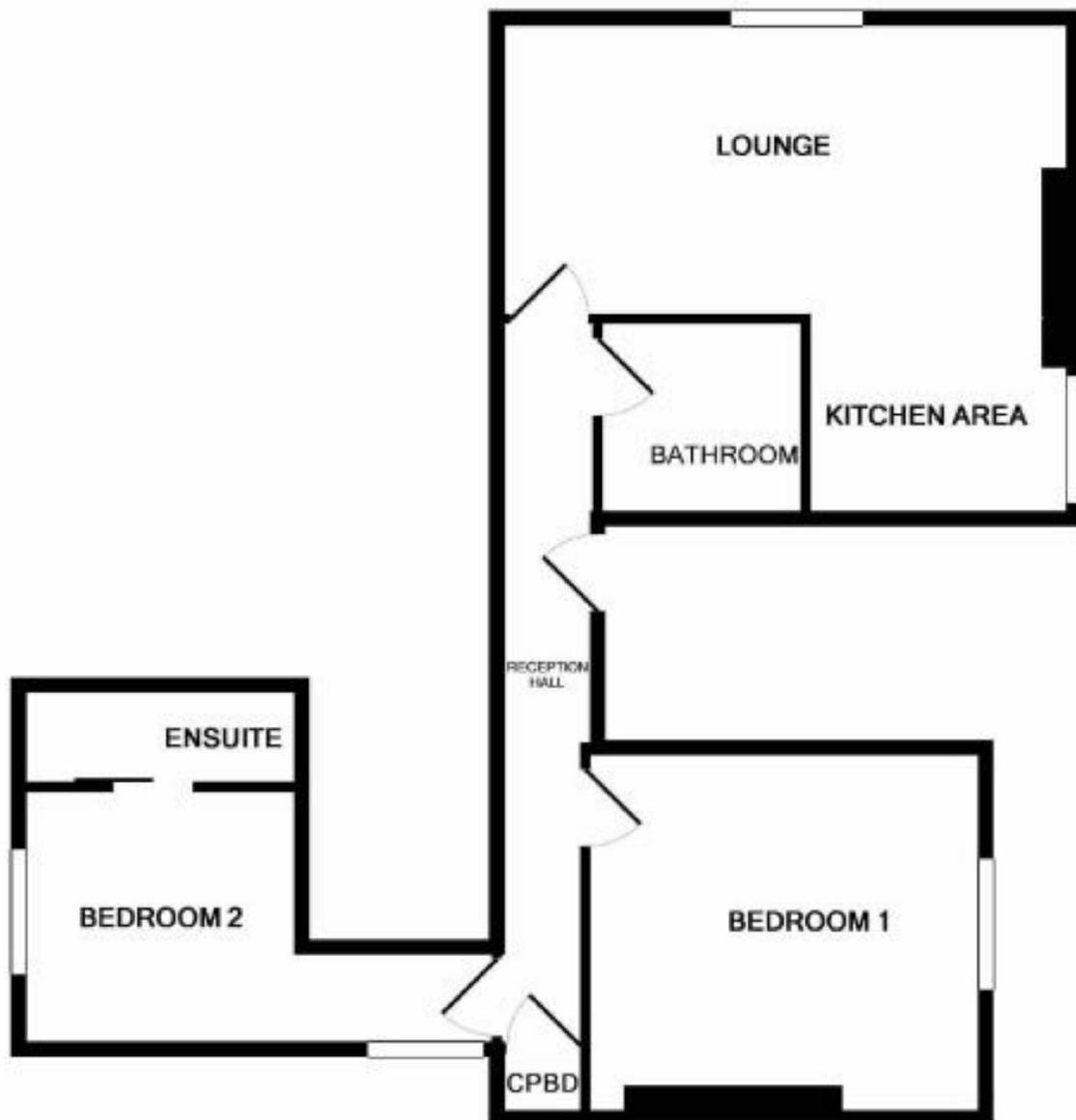
Services

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.

Agents Note

As Aldwyn Tower is a Grade II Listed property an EPC report is not required. Our client advises us that all light fittings in the property are included in the sale of the apartment as are all appliances listed in the kitchen.





APT 7 ALDWYN TOWERS
TOTAL APPROX. FLOOR AREA 599 SQ.FT. (55.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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