



## Southlands 43 Wells Road

Malvern, WR14 4RL

Apartment 2, Southlands is located in the highly regarded Audley Ellerslie retirement complex. The apartment is on the ground floor of what was formerly Hillstone School which was converted to apartments in 2016. It retains the period character features you would expect from a Grade II listed building and benefits from stunning panoramic views across the Severn Valley. In brief the accommodation comprises, Communal entrance, entrance hall, living room, kitchen breakfast room, inner hall, two bedrooms, shower room and cloakroom. With gas central heating and double glazing throughout. EPC Rating C.

**Asking Price £445,000**

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The Audley Ellerslie complex is on the Eastern slopes of the Malvern Hills in the heart of Great Malvern and within walking distance of amenities including shops, cafes, banks, Waitrose, the renowned theatre and cinema complex and The Priory.

Apartment 2, has the feel of grandeur with high ceilings, decorative ceiling coving and decorative deep skirtings throughout along with large double glazed sash windows providing views of Great Malvern and Severn Valley beyond from every room.

## Communal Entrance

Intercom entry in to the Communal area, Apartment 2 is located on the right.

## Entrance Hall

7'10" x 4'1" (2.4m x 1.25m)

Entrance hall, with doors to cupboard housing electric fuse board and storage space. Door to Sitting room.

## Sitting Room

14'6" x 13'8" (4.42m x 4.17m)

Large double glazed sash window to the rear aspect providing panoramic views. Radiator, door to Inner hall and opening to Kitchen Breakfast room. Door to storage cupboard.

## Kitchen Breakfast Room

10'0" x 10'0" (3.07m x 3.05m)

Comprehensively fitted with a range of eye and base level units, with working surfaces. Integrated dishwasher, washer dryer and fridge freezer. Double electric oven, four point induction hob with extractor above. One and a half sink unit with drainer and mixer tap. Large double glazed sash window to both rear and side aspects. Radiator, smoke detector, extractor and spotlights to ceiling.

## Inner Hallway

From the Sitting Room the Inner hallway provides access to both bedrooms, cloakroom and shower room. Door to storage cupboard.

## Cloakroom

4'7" x 4'3" (1.41m x 1.31m)

Fitted with a white suite, comprising wall mounted basin unit and hidden cistern low level WC.. Full tiling walls and flooring, ladder style chrome heated towel rail, extractor and spotlights to ceiling.

## Master Bedroom

14'6" x 10'7" (4.43m x 3.23m)

A light and spacious room with dual aspect double glazed sash windows to side and rear aspects. Built in double wardrobes, two radiators and door to Shower Room.

## Shower Room

10'2" x 6'2" (3.11m x 1.9m)

Fitted with a white suite comprising walk-in double shower, wall mounted basin with mixer tap and hidden cistern WC. Full tiling walls and flooring, chrome ladder style heated towel rail, extractor and spotlights to ceiling. Obscured double glazed windows to side aspect, decorative arch and coving to ceiling. Fire exit door.

## Bedroom Two

10'3" x 10'0" (3.14m x 3.06m)

With fitted wardrobes, large double glazed sash window to rear aspect. Radiator.

## Communal Facilities

As an owner at Audley Ellerslie you will become a member of the Audley Club which entitles use of all of the facilities including restaurant, bistro bar, health and well being centre, fitness suite and swimming pool (which has regular 'Owners Only' swimming sessions) and a library. All residents are provided with weekly bulletins providing information of daily events and gatherings.

Audley Ellerslie has well maintained communal gardens and numerous seating areas, all benefitting from panoramic views of Great Malvern and the Severn Valley beyond.

## 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.

## Leasehold

Our client advises us that the property is Leasehold on a 250 year lease from 2017. The ground rent is £500 per annum and Management Fee is £425 per calendar month. Included within these fees are Building insurance, Audley Club membership, Minibus service, Firstline homecarers and call line services 24 hours a day, seven days a week, Social events and activities organised by the General Manager. There is an additional annual parking charge of £279.99 should parking be required.

Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

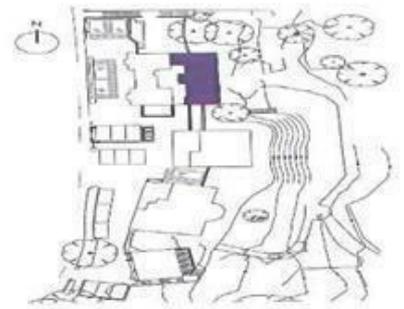
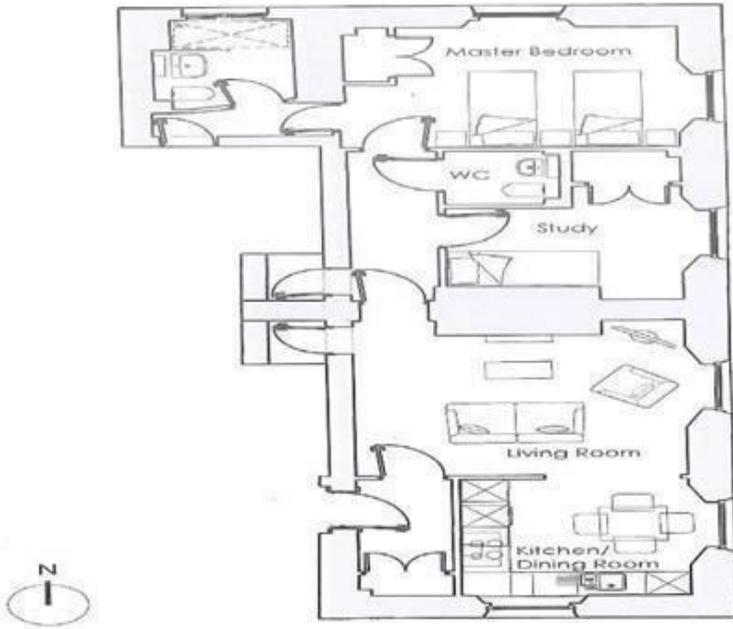
## Council Tax Band

We understand that this property is council tax band F.

This information may have been obtained via [www.voa.gov.uk](http://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.



# Floor Plan



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.

