



Apartment 1 Farley House 1a Lower Howsell Road

Malvern, WR14 1EF

Located in Malvern Link, close to the local shops, this ground floor apartment offers modern and spacious accommodation, which comprises in brief; communal entrance hall, kitchen, living room, two bedrooms with en-suite to master and bathroom. Outside there is an allocated parking space and a personal lawned garden with direct access from the living room. The property further benefits from double glazing and gas central heating. EPC Rating C

Guide Price £195,000

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Communal Entrance

A Communal Entrance Hall provides access, with door leading out to the communal patio area behind the development.

From the communal entrance hall an oak veneered door leads to the apartment which is situated on the Ground Floor.

Kitchen

10'8" x 7'5" (3.26 x 2.27)

Fitted with a range of base and eye level units with work surfaces over, tiled splashbacks and stainless steel sink with mixer tap. Integrated fridge/freezer, washing machine and dishwasher and electric oven and hob with extractor over. Double glazed window to rear aspect, radiator.

Inner Hall

Radiator and mirrored fronted fitted cupboard.

Living Room

14'6" x 13'0" (4.43 x 3.97)

Double glazed French doors leading to the fore garden, double glazed window to side aspect, radiator and fitted cupboard housing wall mounted combination boiler.

Bedroom One

11'5" x 8'8" (3.49 x 2.65)

Double glazed window to front aspect, double fitted wardrobes, radiator.

Ensuite

Fitted with a corner shower cubicle housing mains shower. Low level WC and pedestal wash hand basin. Part tiling to walls, extractor fan, heated towel rail and mirror fronted cabinet.

Bedroom Two

8'8" x 7'7" (2.63 x 2.30)

Double glazed window to rear aspect, radiator, fitted cupboard.

Bathroom

7'1" x 5'7" (2.15 x 1.70)

The Bathroom is fitted with a panelled bath with mains shower over, low level WC and pedestal wash hand basin. Part tiling to walls, extractor fan and heated towel rail.

Outside

Approached from Lower Howsell Road, Apartment 1, Farley House has an allocated parking space along with visitors parking.

The apartment benefits from its own enclosed, lawned foregarden with path leading to metal gates which provide access to Farley Road. A gravelled area at the side of the building leads to a plastic storage unit.

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

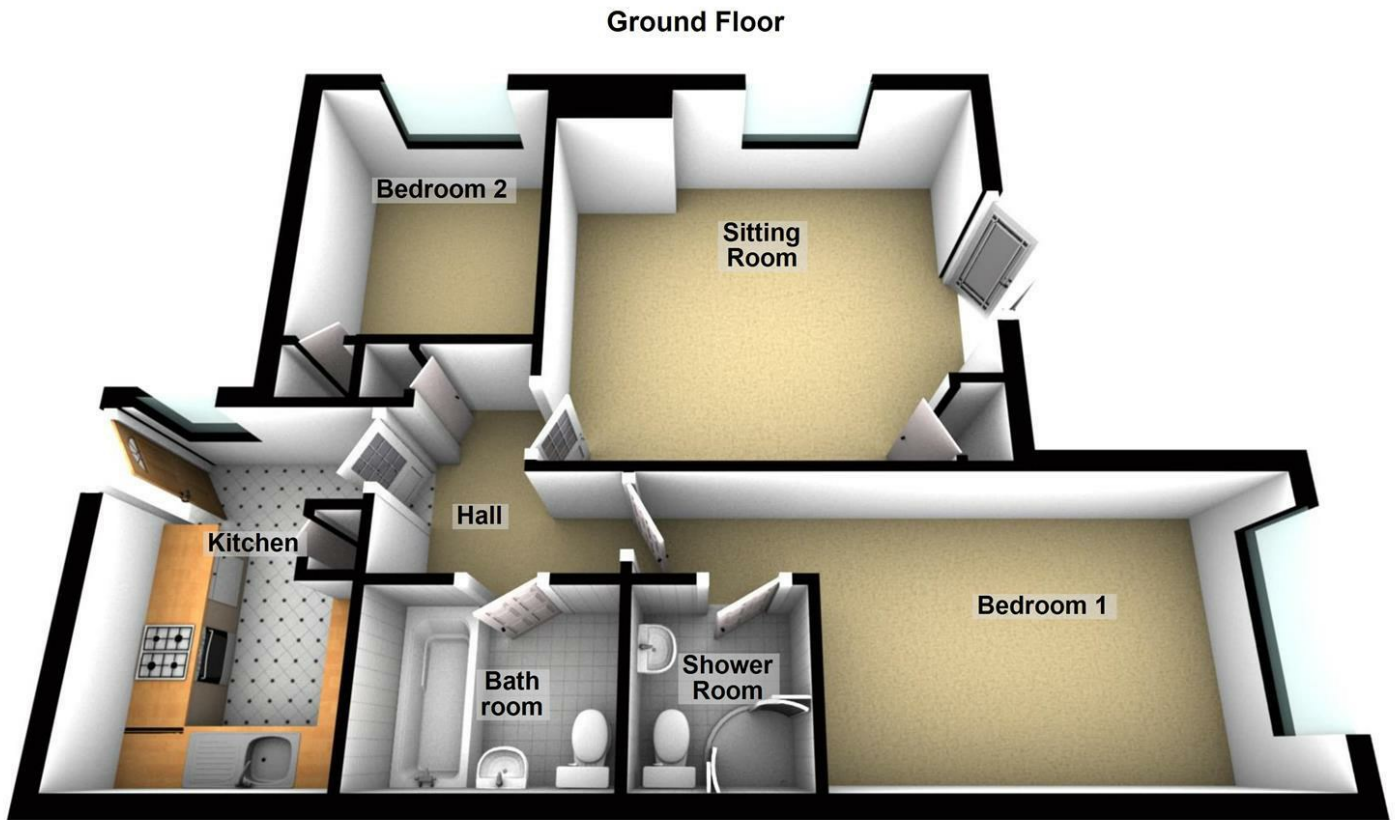
From the Denny & Salmond offices, proceed down to Malvern Link. At the traffic lights turn left onto Richmond Road and then right onto Farley Road. Farley House will be located at the bottom on the right hand side, with the off road parking accessed from Lower Howsell Road.

Tenure

Our client advises us that the property is being sold with a 1/5th share of the freehold with a Lease of 999 year commencing in 2012. We understand that there is no annual ground rent and a maintenance charge of £67 per month. The development is self managed and registered with Companies House as The Farley House Residents Co Ltd. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.



Floor Plan



1 Farley House, 1a Lower Howsell Rd, Malvern

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		80	80
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	