



Apartment 15, Hardwicke House 55 Abbey Road

Malvern, WR14 3HH

£139,950



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Located in the centre of Great Malvern, within walking distance of all amenities, Malvern Theatre and The Priory, this first floor duplex apartment, is in need of full refurbishment, but offers huge potential.

In brief the accommodation comprises; Entrance hall, store room, kitchen, living room, two bedrooms and a bathroom. With outstanding panoramic views towards the Severn Valley, lift facility and stairs to the apartment, laundry facilities, single garage and ample parking this apartment must be viewed. Offered for sale with no onward chain.

EPC Awaited

Communal Entrance

The property is approached by way of steps leading up to the Communal Entrance. An intercom entry system provides access into the building and apartment 15 is located on the First Floor, accessed either by staircase or lift.

Entrance Hall

A part glazed hardwood door leads into the Entrance Hall with door to Store Room, stairs down to the lower floors. Security intercom system and doors to storage cupboard.

Store Room

7'4" x 6'7" (2.25m x 2.03m)

Housing electric fuse board, gas meter and floor mounted boiler (not working). Door to airing cupboard, housing water cylinder.

Inner Hall

With doors off to the Kitchen, Living Room and Bedroom One. Door to storage cupboards and stairs lead down to Bathroom and Bedroom Two.

Kitchen

10'2" x 7'10" (3.1m x 2.4m)

The Kitchen is fitted with a range of eye and base level units with working surfaces and tiled splashback. Double electric oven, four ring gas hob and extractor above. Stainless steel sink unit with drainer, integrated fridge and space for a

further undercounter appliance. Two double glazed windows to the rear aspect overlooking the balcony and with views towards the Severn Valley. Door to a pantry style cupboard and internal obscure glazed panelled windows.

Living Room

15'10" x 10'2" (4.83m x 3.1m)

Large double glazed window to the rear aspect providing you with the best view in Malvern, looking out to the Severn Valley. Door to Private Balcony.

Balcony

The private Balcony can be accessed via the Living Room or Bedroom One. The perfect space to sit and enjoy the sunrise or to soak in the magnificent panoramic views.

Bedroom One

12'1" x 9'2" (3.7m x 2.8m)

Double glazed sliding patio doors opening out to the private Balcony. Double built-in storage cupboards.

Lower Floor

With doors off to Bedroom Two & Bathroom.

Bedroom Two

9'2" x 8'10" (2.8m x 2.7m)

Double glazed window to the front aspect with views towards the Malvern Hills. Double built-in wardrobes.

Bathroom

Fitted with a white suite comprising panelled bath, low flush WC and vanity unit with sink inset and cupboards below. Obscured double glazed window to the side aspect, partially tiled walls and wall mounted Dimplex electric heater.

Garage

20'8" x 7'11" (6.3m x 2.42m)

With up and over door to the parking area, light and courtesy door to the rear of the garage.

Tel: 01684 561866

Outside

Parking for this property is at the back, access via the driveway. Apartment 15 benefits from a single en-bloc garage.

Agents Note

Within the building is a launderette facility on the Lower Floor for use by residents.

All of the apartments within Hardwicke House are owner occupied, holiday lets or rentals are not permitted. Pets are not permitted.

Leasehold

Our client advises us that the property is Leasehold on a 999 year Lease with a 1/20th Share of the Freehold. Service charge is approx £1550 per annum

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 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.

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement



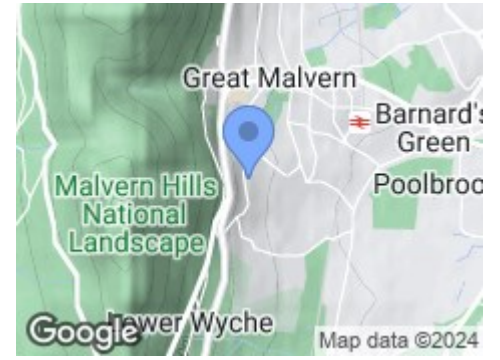
Road Map



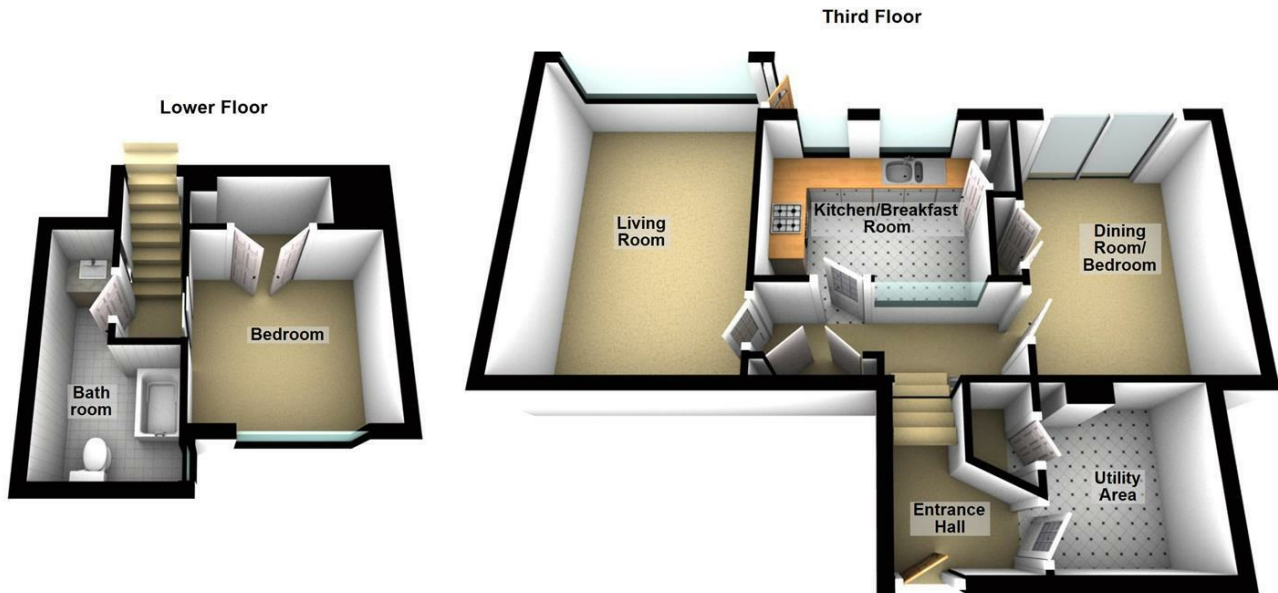
Hybrid Map



Terrain Map



Floor Plan

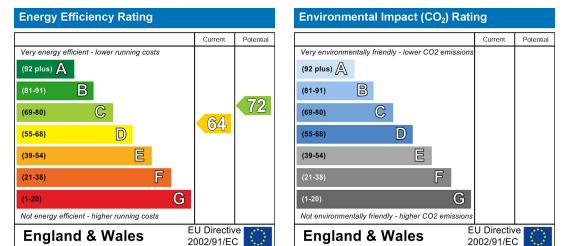


Flat 15 Hardwick House, Abbey Road, Malvern

Viewing

Please contact us on 01684 561866 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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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