Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411



12A Wells House Holywell Road, Malvern Wells, WR14 4LH £135,000

A ground floor duplex one bedroom apartment within the converted Wells House school building, on the eastern slopes of the hills in Malvern Wells and with views across the Severn Valley. Offering well proportioned accommodation comprising of:- entrance hall, front facing large lounge/diner open plan to 'Hatt' kitchen with high gloss units under a quartz worktop with built in appliances, large double bedroom, full bathroom. The specification includes; gas central heating, double glazing, carpets and flooring throughout, communal satellite TV, secure door entry, allocated parking space plus additional visitors spaces, and communal gardens with decked seating area to enjoy the views. No onward chain.







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MAYFAIR OFFICE GROUP

12A Wells House, Holywell Road, Malvern Wells, WR14 4LH











COMMUNAL ENTRANCE HALL
Accessed via a tall glass door, secure entry system, postboxes, half flight stairs to stairs and lift, personal front door to:

PERSONAL ENTRANCE HALL
Access via a secure door from the communal hallway, recessed ceiling downlighters, smoke alarm, remote phone entry system for communal door, stairs to lower ground floor, door to:

OPEN PLAN LIVING SPACE
Double glazed window with views to Bredon Hill and the Severn Valley, lounge and dining area with recessed ceiling downlighters and radiator.

KITCHEN AREA
Fitted kitchen comprising of wide range of floor and wall mounted contrasting cream and wood effect units and a light quartz work surface with matching splashback, inset stainless steel sink unit with mixer tap over and drainage grooves to side, integral electric hob with stainless steel and glass extractor over and integral oven below, integral slimline dishwasher, integral washer dryer, integral fridge freezer, wall mounted gas fired central heating boiler positioned discreetly in matching cupboard, wood plank effect flooring.

LOWER GROUND FLOOR HALL
Ceiling light point, smoke alarm, doors to:

LARGE BEDROOM
Side aspect double glazed window with views to side over the Severn Valley, recessed ceiling down lighters, radiator.

BATHROOM

Recessed ceiling downlighters, extractor fan, three piece white suite comprising of a panel bath with mixer shower over and glass screen to the side, floating wash and basin and mixer tap, hidden cistern push flush WC, wall mounted mirrored storage cabinet with shaver socket to side, heated chrome towel rail, part tiled walls, wood plank effect flooring.

LEASE INFORMATION

The property is leasehold with 109 years remaining on the lease. The freehold is owned by Adriatic Land 3 Ltd. The ground rent is £200 pa due to be reviewed in 2036. Residential Managing Group are the Managing Agent and the annual service charge is £2,260. Under the lease restrictions, pets are not allowed generally, but there is provision to request for them to be allowed via the managing agent and no short term letting of less than 6 months.

DIRECTIONS

From Great Malvern follow the Wells Road from Belle Vue Terrace towards Ledbury. Continue past Peachfield Common and when you see the 'Cottage in the Wood Hotel' sign, turn right into Holywell Road. proceed up the hill where the property can be found on the right hand side just after the turning for 'Cottage in the Wood'. Visitor parking is in the car park on the left opposite the building. For more details or to book a viewing, please call the Malvern office on 01684 561411 or email malvern@allan-morris.co.uk

WHAT THREE WORDS - jolly.corrects.price











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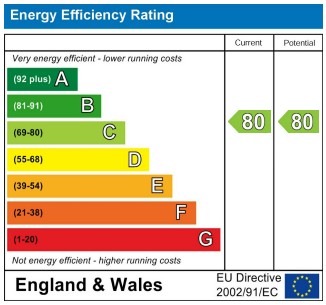
TENURE: We understand the property to be leasehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement.

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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