

# Philip Laney & Jolly



## First Floor, The Club Chambers, Grange Road, Malvern, Worcestershire

- Unique Development Opportunity
- Planning Approval for conversion to two apartments
- Great Malvern Town Centre Location
  - Allocated Parking Spaces

**Guide Price: £150,000**

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# First Floor The Club Chambers Grange Road Malvern Worcestershire WR14 3HA

## LOCATION/DESCRIPTION

The first floor area of "The Club Chambers" has, until recently been used as office accommodation, planning consent has been granted for conversion of the offices into two apartments with the following approximate floor areas:

Flat 1 – Total: 987 square feet

Flat 2 – Total: 661 square feet

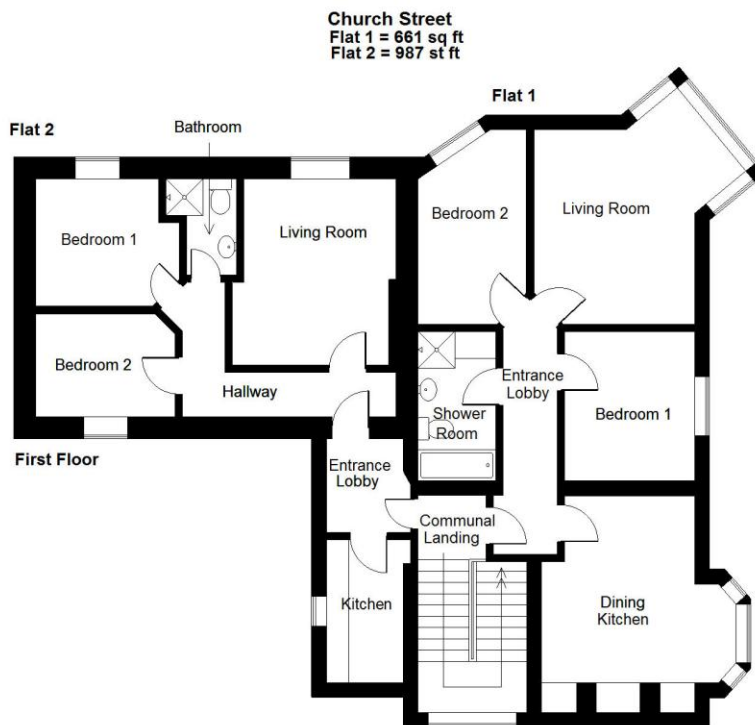
The property is located within the Town Centre of Great Malvern and each apartment will have one allocated parking space and there will be a monthly management charge of £50 which is paid to the management company. This charge will provide a fund to pay for the upkeep and maintenance of the common parts, exterior of the property and car park. There is also a contribution payable for buildings insurance.

The Malvern Hills District Council Planning Application Number is 11/01148/FUL, plans and conditions are available for inspection at our Malvern office. An Energy Performance Certificate has been completed and is also available for inspection.

## VIEWING

Strictly by arrangement with the Agents, please contact us to make an appointment. We are open from 9am to 5.30 pm Monday to Friday and 9am to 4pm on Saturdays.

## FLOORPLAN OF PROPOSED ACCOMMODATION



### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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