



Apartment 11 Park View
33 Abbey Road
Malvern
Worcestershire WR14 3HG

Philip Laney & Jolly

Apt 11 Park View, 33 Abbey Road, Malvern, Worcestershire WR14 3HG

An impressive ground floor apartment located within an elegant Grade II listed building, benefiting from direct access from the Drawing Room to the attractive gardens that Park View residents enjoy. The apartment has a spacious feel with several character features throughout and is centrally located providing ease of local amenities. The accommodation comprises: Impressive communal reception hall, Spacious Entrance Hall, Drawing Room, Breakfast Kitchen, Master Bedroom with En-Suite, Further Bedroom, Bedroom 3/Study, Bathroom, Gas Central Heating, Allocated Parking, Pleasant views over communal gardens. Viewing thoroughly recommended to appreciate the accommodation on offer.

COMMUNAL RECEPTION HALL

With sweeping staircase and lift access. Entrance Door leading into

ENTRANCE LOBBY

Door to

RECEPTION HALL

Having a range of fitted storage cupboards, radiator, doors to



KITCHEN/BREAKFAST ROOM

12'5" x 9'9" (3.78m x 2.97m) Comprehensively fitted with a range of matching units including an inset stainless steel sink with hot and cold mixer tap, base drawers and cupboards, work surface over, inset Bosh 4 ring gas hob, Siemens electric double oven, matching wall mounted storage cupboards, extractor fan, tiled splashbacks, window to the side aspect, wood effect flooring, space for table and chairs, wall mounted Worcester Bosch gas boiler,

LIVING ROOM

21'7" x 20'10" (6.58m x 6.35m). A spacious, impressive room with feature bay window overlooking the gardens with central part glazed double opening doors providing access, dado rail, fitted corner display cabinet, three radiators, four wall lights and ceiling light point, coved ceiling and ceiling rose.

MASTER BEDROOM

17'10" x 11'3" (5.44m x 3.43m). With part glazed double opening doors to the front aspect, radiator, wall and ceiling light points, door to

EN-SUITE BATHROOM

Fitted with a matching suite consisting of a panelled corner bath with electric shower over, hot and cold mixer tap, low level WC, inset wash hand basin, tiled splashbacks, radiator, extractor fan.

BEDROOM 2

14'7" x 12'8" (4.46m x 3.86m). Window to the side aspect, range of built in wardrobes, radiator, coved ceiling, ceiling light point.



BEDROOM 3/STUDY

15'9" x 5'10" (4.80m x 1.78m). With window to the side aspect.

BATHROOM/UTILITY

Fitting with a matching Heritage suite consisting of a low level WC, bidet, panelled bath, wash hand basin set into vanity unit with storage under, part tiled walls, shaver unit, and extractor fan. Utility area has space and plumbing for automatic washing machine, work surface over, radiator and door to linen cupboard with electric heater.

OUTSIDE

The grounds of Park View are a fine feature, laid mainly to lawn with colourful mature shrub and flower borders. Accessed from Orchard Road, gates open onto a parking area, with one space allocated for Apartment 11, there is additional visitors' parking available.

SERVICES

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are free from defects or in working order.

TENURE

We are advised (subject to legal verification) that the property is leasehold; the current annual service charge is £2899.52, payable half yearly.

COUNCIL TAX BAND - E

Purchasers are advised to confirm this with Malvern Hills District Council.

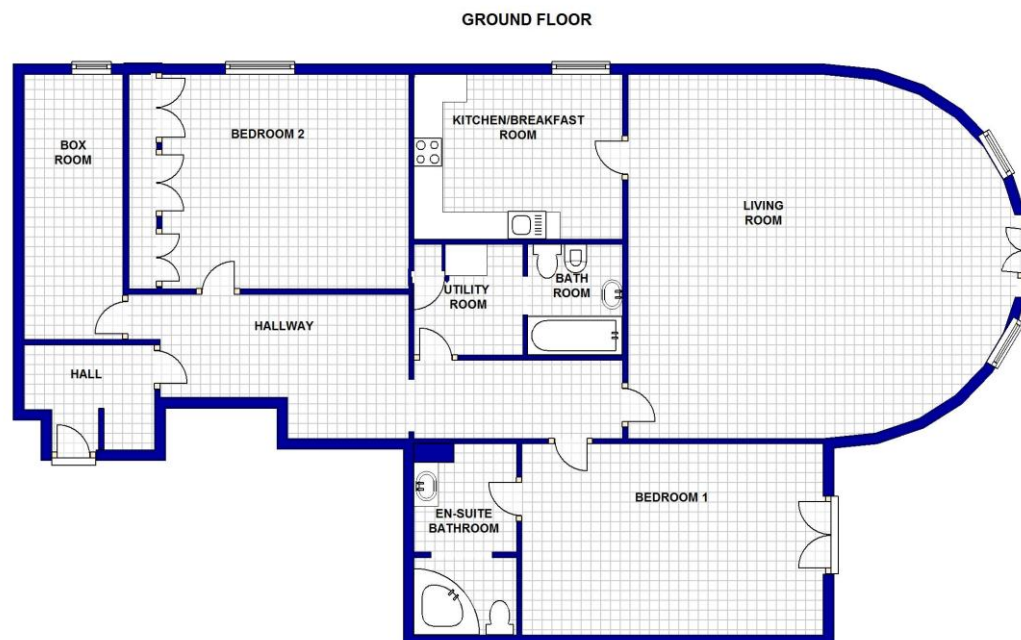
VIEWINGS

Strictly by appointment with the Agents. We are open from 9.00 to 5.30 Monday to Friday and 9.00 to 4.00 on Saturdays.

DIRECTIONS

From the agents offices in Great Malvern proceed from the agents offices in Great Malvern turn right and down Church Street to the traffic lights and turn right into Grange Road, proceed past the Theatre and the property will then be seen on the left hand side.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.



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