



Apartment 31
Park View Apartments
33 Abbey Road
Malvern
Worcestershire WR14 3HG

Philip Laney & Jolly

31 Park View Apartments, 33 Abbey Road, Malvern, Worcestershire

A duplex apartment located within an elegant Grade II listed building that can be accessed from three separate entrances at either ground or first floor level. The residents of Park View Apartments have access to the beautifully laid out communal gardens which are laid to level lawns with colourful flower and shrub borders, they are for the benefit of all the residents and enjoy fine views of the adjacent Priory. The accommodation comprises: Reception Hall, Living Room, Dining Room, Kitchen, Three Bedrooms (One with En-Suite Shower Room), Bathroom, Gas Central Heating, Allocated Parking, Pleasant Communal Gardens. The property is being offered with no chain.

COMMUNAL RECEPTION HALL

Stairs leading down to a security door providing access to a covered courtyard areas and to the rear. Door to:

ENTRANCE HALL

With door to:



KITCHEN/BREAKFAST ROOM

10'6" x 6'6" (3.2m x 1.98m) Comprehensively fitted with a range of matching units including an inset bowl and half stainless steel sink with hot and cold taps, base drawers and cupboards, worksurface over, space and point for cooker, matching wall mounted storage

cupboards, tiled splashbacks, space and plumbing for dishwasher, Valliant combination gas fired boiler, radiator, storage cupboard.

INNER HALL

Door entry system

LIVING ROOM

23'1" x 13'5" (7.04m x 4.09m). An L shaped room having a Valor Homeflame log effect gas fire with marble hearth, two radiators, TV and telephone point. Views over front garden.

DINING ROOM

9'6" x 8'11" (2.9m x 2.72m). Views towards the Priory can be enjoyed from this room, radiator. From the Inner Hall, stairs lead down to

LOWER GROUND FLOOR

HALL

Understairs recess with light. Space and plumbing for washing machine, external door provides easy access to rear courtyard, car park and gardens.

BEDROOM 1

13'0" maximum x 9'8" (3.96m x 2.95m). Having built in wardrobes with sliding mirrored doors, radiator.

EN-SUITE SHOWER ROOM

Fitted with a matching suite consisting of a corner shower cubicle and Trident shower, tiled surround, low level WC, bidet, pedestal wash hand basin, shaver point, radiator, extractor fan.

BEDROOM 2

9'8" x 7'2" into wardrobe recess (2.95m x 2.18m). Built in wardrobes with mirrored sliding doors, further wall storage cupboards, radiator.

BEDROOM 3

Radiator.



BATHROOM

Fitting with a matching suite consisting of a low level WC, panelled bath with tiled surround, pedestal wash hand basin, shaver point, extractor fan, radiator.



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 31, 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 with a lease term of 999 years that commenced in 2005. It is understood that the owners of Park View Apartments own a share of the freehold.

COUNCIL TAX BAND - C

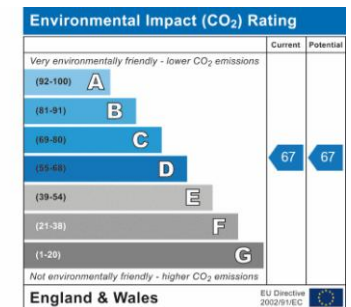
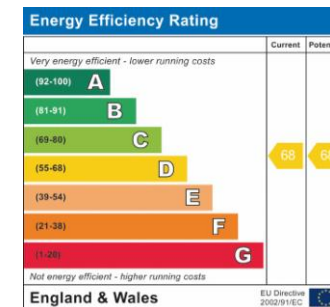
Purchasers are advised to confirm this with Malvern Hills District Council.

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.

21 Worcester Road Great Malvern Worcestershire WR14 4QY
Tel: 01684 575100



