



**Connells**

Lower Howsell Road  
Malvern



### Property Description

A spacious ground floor apartment set within an attractive period building benefitting from having its own private garden and parking space located in the heart of Malvern Link town centre.

Its accommodation comprises: feature pillared entrance porch, private entrance hall, two reception rooms (with potential to convert into a second bedroom), dining hall off the kitchen, double bedroom and bathroom.

The property is being sold with 61 years remaining on the lease and so can only be offered to cash buyers.

**NO ONWARD CHAIN!**

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The

buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Malvern Link

Malvern Link centre is bustling with a variety of independent retailers, post office, butchers, pubs, cafes, doctor's surgery and dentists. Nearby, the Malvern Retail Park can be located where larger brands such as M&S, Next, Boots and Morrisons can be found. Within this district there are several primary schools and Dyson Perrins high school which is one of two state secondary schools in Malvern itself. Malvern also boasts excellent Private educational facilities for both primary and secondary ages.

Transport links are strong in Malvern Link with it having a mainline train station with direct routes to Worcester, Birmingham and London Paddington (to name a few). The main A449 road runs through the centre of Malvern Link and is the main route to take out of Malvern to approach the M5 motorway (J7) which is approximately 7 miles. This part of Malvern also benefits from having a good bus service.

## Ground Floor

Step leads to external covered porch with feature pillars either side leading to part glazed front entrance door.

## Entrance Hall

8' 9" x 8' 8" ( 2.67m x 2.64m )  
Ceiling light, coving, radiator.

## Dining Hall

8' 8" x 13' 3" ( 2.64m x 4.04m )  
Wall lights, radiator.

## Living Room

12' 5" x 13' 9" ( 3.78m x 4.19m )  
Front facing double glazed sash style window overlooking the garden, ceiling light, coving, feature fireplace with mantle over, radiator, feature ornate archway leading to second reception room.

## Second Reception Room

10' 3" x 14' 5" ( 3.12m x 4.39m )  
Rear facing double glazed window, ceiling light, radiator, door leading to dining hall.  
This room could be converted into a bedroom (subject to necessary permissions).

## Kitchen

13' 8" x 7' 8" ( 4.17m x 2.34m )  
Side facing double glazed window, range of floor and wall mounted units, stainless steel sink drainer unit, gas cooker, ceiling light, radiator.

## Bedroom 1

9' 6" x 13' 8" ( 2.90m x 4.17m )  
Front facing double glazed window, ceiling light, coving, radiator.

## Bathroom

Side facing opaque double glazed window, coloured suite comprising: panel bath with electric shower over, pedestal wash hand basin and low level wc. Ceiling light, radiator, built in cupboard housing gas central heating boiler, airing cupboard.

## Outside

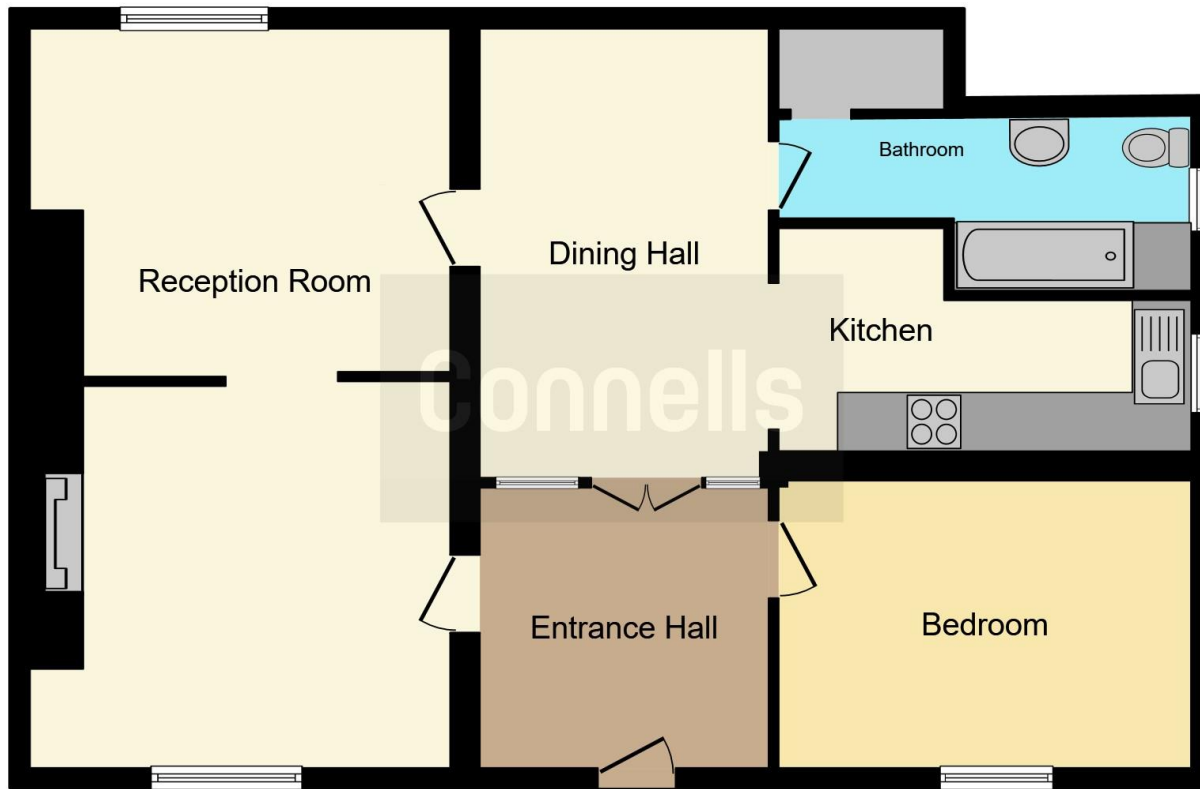
### Private Front Garden

To the front of the property there is lovely private garden with a patio area and shaped lawn beyond flanked by herbaceous borders and dwarf brick wall.

### Parking

The property benefits from having one allocated parking space to the side of the property.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/MAL307760](http://connells.co.uk/Property/MAL307760)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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