# Allan Morris
estate agents

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



## 3 The White House Como Road, Malvern, WR14 2HS

**£345,000**

A triple aspect, first floor apartment within the heart of Great Malvern offering well proportioned accommodation with a private garden, garage and parking space. Briefly comprising:- reception hall with dining area and storage, breakfast kitchen with built in appliances, south facing lounge with large bay window and fireplace, two large bedrooms, refitted shower room, separate WC. The property has gas central heating and secondary glazing, with the majority of the windows having a pleasant aspect east, south or west. The garden is mainly hard landscaped with two terraces and a large patio and the garage has a remote controlled electric door. Offered for sale with no onward chain.







www.allan-morris.co.uk
malvern@allan-morris.co.uk

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MAYFAIR OFFICE GROUP

# 3 The White House, Como Road, Malvern, WR14 2HS



## COMMUNAL HALL
With elegant tiled floor and wide staircase to first floor. Door to Apartment 3.

## PERSONAL RECEPTION HALL
With central heating control panel, intercom system for communal door, built-in double cupboard for coats with cupboard over, front aspect secondary glazed sash window with view of the Hills. Doors to:



## BREAKFAST KITCHEN
Front aspect sash window with views of the Hills, wall mounted British Gas central heating boiler, heated towel rail. Fitted kitchen with range of units to eye and base level, including one and a half bowl single drainer sink unit, built-in Bosch slimline dishwasher, built-in four ring Bosch gas hob with filter hood over, built-in Bosch oven, built-in fridge and freezer, ample cupboards including tall broom cupboard and larder cupboard, breakfast bar.



## BEDROOM ONE
Rear aspect and side aspect secondary glazed sash windows with far reaching views over the Severn Vale, radiator, built-in wardrobe with full hanging and double hanging, built-in double cupboard with slatted shelving and heater.

## SHOWER ROOM
Rear aspect opaque sash window, extractor fan, heated towel rail, large shower enclosure with Mira sport electric shower and glass screen, WC, wash basin with fitted cupboards below and fitted mirror.



## SEPARATE WC
with WC, wash basin, extractor fan.

## LOUNGE
Side aspect wide bay window with three secondary glazed windows, rear aspect secondary glazed sash window with view towards Severn Vale, double radiator, fire place with green tiled surround and living flame gas fire, fitted shelving to corner and wall adjacent to window.



## BEDROOM TWO
Front aspect and side aspect secondary glazed windows, view of the hills, radiator under, built-in double wardrobe with full and half hanging, cupboard over.

## OUTSIDE
Garage en-bloc with electric up and over door.

Garden - with steps down, two terraces and patio designed for low maintenance with gateway and small garden store.

## LEASE INFORMATION
The lease is 999 years from 1995. The service charge is £3600 per annum and the property owns a 1/4 share of the freehold.

## DIRECTIONS
From the office proceed down Church Street and turn left at the traffic lights. Take the second turning right onto Como Road and the White House is just on the left hand side.

## what3words
///diner.sobs.shorts











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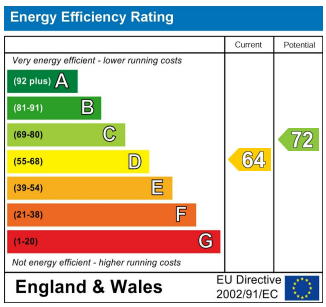
TENURE: We understand the property to be Leasehold with a share of the Freehold but this point should be confirmed by your solicitor.

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: D

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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