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# Apartment 2, Magnolia House, Bellmere Gardens, Malvern WR14 3HQ

**Guide Price £165,000\***

## LOWER GROUND FLOOR TWO BEDROOM APARTMENT WITH OUTDOOR PATIO AREA



This two double bedroom lower ground floor new build apartment is located within the exclusive conservation area of Great Malvern, which is renowned for its famous hills of natural beauty. Great Malvern railway station is 0.4 miles away with direct links to London, Bristol and Birmingham. Good road links also serve the area including the M5 and M50 motorways. Great Malvern offers a wide choice of independent shops, restaurants and supermarkets, with further amenities being available in the nearby town of Ledbury and cities of Worcester, Hereford and Cheltenham. The property benefits of an outside patio area and allocated parking. Other benefits include double glazed sash windows, telephone entry system, gas central heating and a lift. The property will be of interest to end user occupiers and investors.

### ACCOMMODATION

Hallway, open plan kitchen / reception, bedroom 1, bedroom 2, study, bathroom, patio area and allocated parking. The property is approx 746 Sq.Ft

### TENURE

Share Of Freehold - 999 Year Lease Grounds Maintenance: Approximately £90 PCM

### LOCAL AUTHORITY & TAX RATING

Malvern Hills Council: 01684 862 151  
Council Tax Band: C

### VIEWING TIMES

By appointment through the Auctioneers

### JOINT AUCTIONEERS

Bespoke Power, Unit H, The Courtyard Business Centre,  
Lonsome Lane, Reigate RH2 7QT 01737 246777



STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN