



Queens Drive

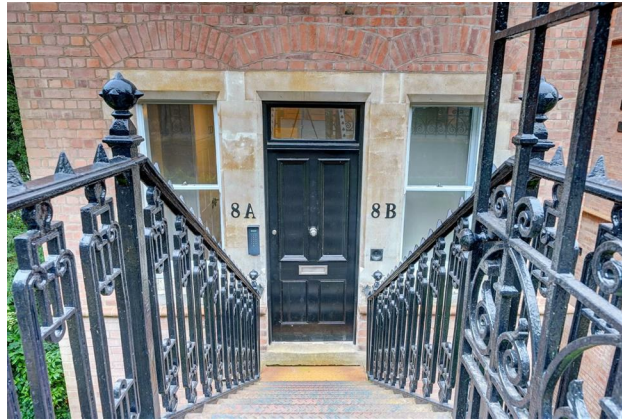
Malvern |

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HOMES

Queens Drive, Malvern,

Located on a private road in the very heart of Great Malvern, the Promenade Eco Building occupies an enviable position with stunning views over Malvern towards Worcester and has direct access on to The Malvern Hills via St Ann's Well. The building is well positioned to take advantage of Malvern's finest restaurants, cafés, bars and renowned theatre, along with the many local independent shops and Waitrose supermarket. The Promenade Building has just undergone a full restoration to the highest of standards and gives the benefits of the best of modern materials whilst retaining the iconic character, then fitted out with a luxurious internal finish which in our opinion exceeds any other local property.

Apartment 7B benefits from stunning views, given the access is the Queens Road to the rear. The property offers centralised living in luxury, comfort and convenience. Upon entry via a state of the art video entry system the front door opens to a light and airy entrance hallway with doors to the bedrooms, living area and laundry. At the very front of the apartment is an open, light filled living space forming the lounge, kitchen and diner, Corian worktops finish the already high end feel to the kitchens wall and base units, chrome power/USB sockets and Samsung appliances come as standard with a fitted fridge/freezer, hob and double oven, quiet dishwasher, and the dining area is nestled in front large windows offering spectacular open views.





Meticulous detail has gone into the installation of ultra-efficiency high retention electric storage heaters, enhanced noise reduction insulation, a mechanical heat recovery ventilation system and satellite connectivity in the bedrooms and living space. The master bedroom enjoys a quite position at the front and offers the space for the appropriate complementary furnishings and a large window as well as an ensuite bathroom. Off the hallway is the second bedroom, shower room, third bedroom as well as the laundry room. The laundry offers utility fixings for a stacked washing machine and tumble dryer which both are provided. The shower room offers a spectacular shower with Grohe rain shower, vanity wash hand basin with charging option power mirror, low level flush WC and large porcelain tiling.

Outside there is private parking on Queens Drive for one car with an option of PHEV charging points available, as previously mentioned there is easy access to a range of fine and relaxed dining options, a renowned theatre and cinema attraction, a high end grocer, Priory Park and for the adventurous walker, St Annes Well and The Malvern Hills are on the very doorstep of this magnificent property.

Further benefits include daytime entry coding for the communal areas and full fibre Internet allowing up to 900 mgbps.





7B is a highly insulated apartment in all walls and floors as well as having secondary glazing. It also benefits from 2.92kw of solar and 9.6kw of batteries dedicated to the apartment making it one of the most environmentally friendly on the market.

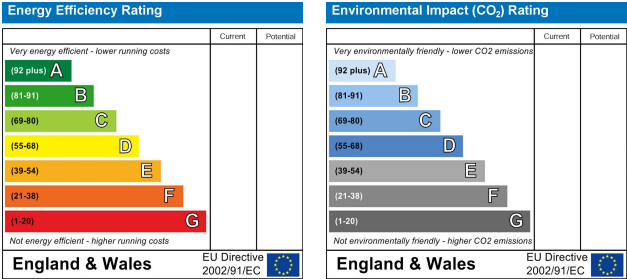
The solar panels absorb the sunlight during the day, transferring the energy that has been captured through the apartment to all electrical devices. All electricity you don't use will be stored in the 3 batteries ready to use in the evening when the solar panels aren't generating. Any excess energy is exported back to the grid. All the renewable energy that is generated and or exported is for the tenants benefit and will substantially reduce all energy bills.

All apartments run on dual tariff electricity meters allowing energy used at night to be cheaper than a single rate meter. This is great for the super-efficient Dimplex Quantum storage heaters and the Dimplex Quantum water cylinders that have been installed in every apartment as it allows them to charge up over night when it is cheapest to do so and release heat throughout the day. During the winter the batteries can be filled using the night time energy to be released for use during the day to further save money.

AVAILABLE FROM 20TH AUGUST







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