



Queens Drive

Malvern |

Queens Drive, Malvern,

Located on a private road in the very heart of Great Malvern, the iconic Brays 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. Brays 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 3B although a first floor apartment, which benefits from views, given the access is off Queens Road to the rear, which is elevated, there are only three steps to enter the property which offers centralised living in luxury, comfort and convenience.

As you enter through the beautiful Georgian walkway and 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

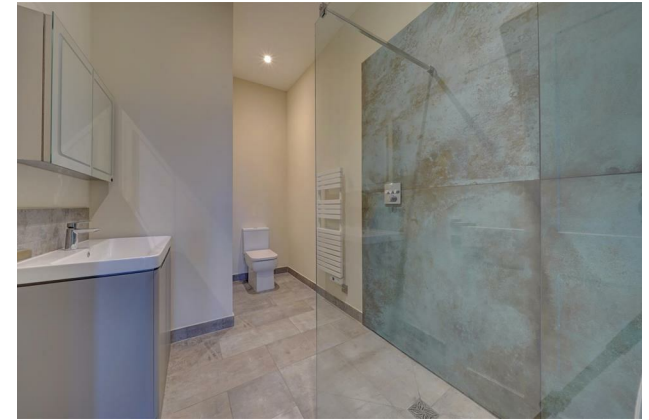




Samsung/AEG appliances come as standard with a fitted fridge/freezer, hob and oven, quiet dishwasher, and the dining area is nestled in front large windows offering spectacular open views.

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 back and offers the space for the appropriate complementary furnishings and a large window. Off the hallway is the master shower room, second bedroom and laundry. The laundry offers utility fixings for a stacked washing machine and tumble dryer which both are provided. The shower room offers a spectacular walk in shower with grohe rain shower, vanity wash hand basin with charging option power mirror, low level flush WC and large porcelain tiling.

Outside is private allocated parking 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.

50 benefits from 1.8kw 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.

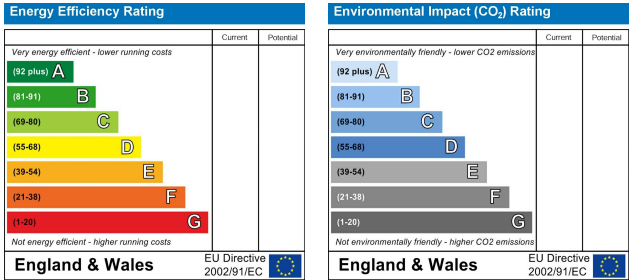


4b, Queens Drive, Malvern, WR14 4RE



Total Approx Area: 63.0 m² ... 678 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.
No responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee
as to the operability or efficiency can be given.



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