



8 Royal Well Court West Malvern Road, Malvern, WR14 4EW

£300,000

A mews style house within a courtyard development on the upper slopes of the hills with westerly views towards Wales. The property is close to Upper Colwall and the Wyche Cutting, has nearby access to hill walks, three local pubs, village amenities in Colwall including a mainline train station, doctors, local shops and a library, plus a full range of facilities in Great Malvern or Ledbury. Briefly comprising:- reception hall with storage cupboard, two bedrooms, one with en suite and one with 'Jack & Jill' bathroom, first floor open plan living/dining room with kitchen with built in appliances, vaulted ceiling and triple aspect windows, enjoying excellent views.

The property further benefits from gas central heating, recently replaced double glazing, the use of a communal hillside terrace and two allocated parking spaces.

Offered for sale with no onward chain.



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ENTRANCE 14'4" x 5'8" (4.38m x 1.73m)

Solid door with opaque glazed side window opens to entrance hall with single radiator, stairs to first floor with Malvern stone detail, wood effect floor, doors to built in storage cupboards with gas central heating boiler and storage space, burglar alarm control panel. Doors to:

JACK AND JILL BATHROOM 8'7" x 5'4" (2.63m x 1.64m)

Side aspect opaque double glazed window, bath, WC, wash basin, heated towel rail, extractor fan, fully tiled walls and floor. Door to:

BEDROOM TWO 9'7" x 8'8" (2.93m x 2.66m)

Front aspect double glazed window with view, double radiator, door to hall.

BEDROOM ONE 11'3" x 11'5" (3.43m x 3.49m)

Front aspect double glazed window with view, double radiator, door to under stairs storage cupboard. Door to:

ENSUITE 7'11" x 3'9" (2.43m x 1.15m)

Built in shower with thermostatic shower, wash basin, WC, heated towel rail, fully tiled walls and floor, extractor fan.

FIRST FLOOR

OPEN PLAN SITTING ROOM/KITCHEN/DINING 27'5" x 14'9" (8.37m x 4.51m)

Double glazed windows to both sides, two pairs of front aspect double glazed french doors with Juliet balconies, vaulted beamed ceiling, two double radiators. Fitted kitchen including worksurface with one and a half bowl single drainer sink unit, built in dishwasher, built in fridge and freezer, plumbing for washing machine, Stoves dual fuel range cooker with extractor hood, tiled floor.

OUTSIDE

Block paved steps approach the property with courtyard to the fore. An area of communal hillside garden is accessed via steps behind the apartments.

LEASE INFORMATION

The property has a 999 year lease from 2000 and owns 1/9 share of the Freehold. The service charge is currently £200pcm. The fund is currently being built up following external maintenance work done to the properties. PLJ are the management company for Royal Well Court. Pets are allowed.

DIRECTIONS



From the Allan Morris office in Great Malvern go in the direction of Ledbury. Take the first right onto Wyche Road, in the direction of Colwall. Go up the hill, through the Wyche Cutting and take the first right onto West Malvern Road. Follow the road along and Royal Well Court can be found on the right after a short distance with parking across the road, in the car park. To arrange a viewing or with any queries please call our Malvern office on 01684 561411 or email malvern@allan-morris.co.uk





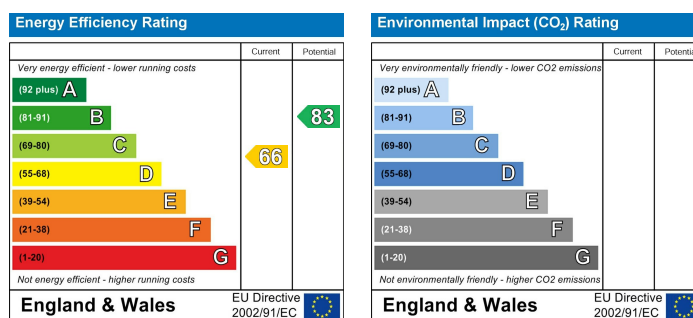
TENURE: We understand the property to be Leasehold but this point should be confirmed by your solicitor.

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: Herefordshire District Council, at the time of marketing the Council Tax Band is: D

ENERGY PERFORMANCE RATINGS: Current: D66 Potential: B83



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