



## 14 Leamington Court Wells Road, Malvern, WR14 4HF

£275,000

A ground floor apartment within a period building located in Malvern Wells and with far reaching views across the gardens and towards the Severn Vale. The property offers character accommodation comprising:- reception hall with 2 storage cupboards, lounge diner with bay window, Juliet balcony and views, kitchen with views, bedroom one with built in storage, bedroom two and a bathroom. The property has gas central heating, secondary glazing, allocated parking and visitor spaces and large communal gardens which are mainly lawned.



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Communal front door opening to ground floor communal hall. From a hall on the right hand side a solid door with intercom system opens to:-

### RECEPTION HALL

With central heating thermostat, built-in shelved storage cupboard plus overhead built-in cupboard. Doors to:

### LOUNGE/DINING ROOM 17'5" x 14'2" (5.31m x 4.34m)

Rear aspect bay, double glazed window with French doors to Juliet balcony with far reaching views over the large communal gardens and towards the Severn Vale, fireplace with living flame gas fire with marble surround, double radiator, coved ceiling, telephone point. Door to:

### KITCHEN 9'3" x 7'4" (2.82m x 2.26m)

Rear aspect, secondary glazed window with far reaching views over the large communal gardens and towards the Severn Vale, fitted kitchen units to wall and base level with built in double oven, electric hob and extractor hood, one and a half bowl ceramic sink unit, built-in slimline dishwasher, double radiator.

### BEDROOM ONE 15'9" x 8'9" (4.82m x 2.69m)

Two side aspect, secondary glazed windows, double radiator, large fitted double wardrobe with mirrored doors, built-in cupboard with shelving and Worcester Bosch gas central heating boiler.

### BEDROOM TWO 14'1" x 7'4" (4.31m x 2.26m)

Front aspect secondary glazed window, double radiator, alcove shelving.

### BATHROOM

With fittings comprising bath with Mira shower over and glass screen, concealed cistern WC with built-in cupboard, wash basin, heated towel rail, fitted mirror, extractor fan.

### OUTSIDE

There is an allocated parking space and visitor parking. At the rear of the building are attractive communal grounds which can be accessed via steps by the visitor parking or a path also leads down to the garden. The garden has a rural outlook over fields.

### DIRECTIONS

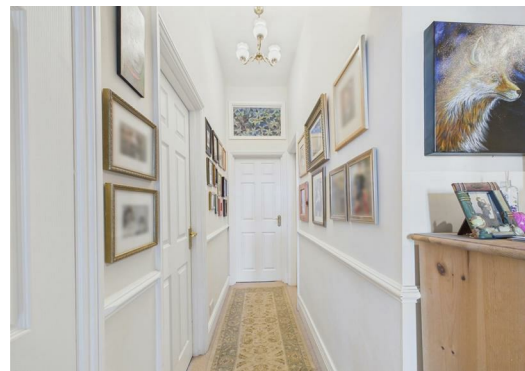
From the office proceed up Church Street and bear left onto the Wells Road. Proceed along past the common, past the local shop on the left and go on past the garage on the right. Leamington Court is short distance further on, on the left with stone eagles on the gate pillars. The visitor parking is on the left between the two buildings and no 14 is in the left hand building.

### what3words

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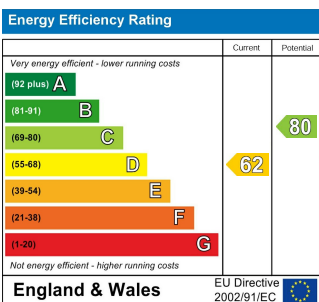
### LEASE INFORMATION

The property is leasehold with a share of the freehold. The



lease has 986 years to run. The yearly service charge from September 2025 - March 2026 is £1226.85.





**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: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B

**ENERGY PERFORMANCE RATINGS:** Current: D62 Potential: C80

**SCHOOLS INFORMATION:**

Local Education Authority: Worcestershire LA: 01905 82270

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