



Flat 4 Leamington Court, Malvern, WR14 4HF

£350,000

Located in the popular area of Malvern Wells with stunning open views towards the Severn Valley, this gracious ground floor apartment offers generous accommodation to include reception area, living room with bay window, dining kitchen with bay window, two double bedrooms, one with en-suite WC, third bedroom or study, bathroom. Leamington Court has the benefit of rolling, mature communal gardens with exceptional panoramic views over the Severn valley. Allocated parking is on level entrance to Flat 4 and there are additional visitors' spaces. Offered with NO ONWARD CHAIN. Internal viewing is highly recommended.



Flat 4, Leamington Court, Wells Road, Malvern, WR14 4HF

ENTRANCE

Being the second of the two buildings at Leamington Court, number 4 is approached from the communal hallway to the front door, opening into:

HALLWAY

Understairs cupboard, power points, entry telephone, radiator, fuse board and doors radiating off.

LIVING ROOM

Gracious living space with a grand bay window offering exceptional views over the gardens to the Severn Valley, gorgeous stone fireplace with inset gas (log effect) fire, radiator, power points, television point, two matching ceiling lights and door to:

DINING KITCHEN

A generous and well appointed room with an impressive range of cupboards, drawers, display units, new integrated dishwasher, new integrated washing machine, Bosch electric oven with gas hob over and cooker hood, under counter lighting, three radiators, side facing sash bay window, space in the 'dresser unit' with integral freezer and space for under counter fridge/tumble dryer. Door to walk-in cupboard with power and light, space for upright fridge freezer, high level cupboard above.

BEDROOM ONE

A light and airy room with rear facing sash windows offering panoramic views over the gardens and across to Bredon Hill, radiator, power points and telephone point.

BEDROOM TWO

Front facing sash window, radiator, power points, television point, built-in wardrobe with hanging rail and cupboards over. Door to:

ENSUITE WC

With pedestal hand basin with mirror fronted cabinet above, macerator toilet with high level cupboard, shelf.

BATHROOM

Contemporary matching tiles to the walls and floor, 'P'-bath with shower over and glazed screen, ladder style radiator, built-in hand basin and WC with cupboards, drawers, cupboard and bathroom cabinet.

BEDROOM THREE/STUDY

Rear facing glazed doors with Juliet balcony making the most of the lovely views, power points, radiator, telephone point and high level shelving and cupboard.

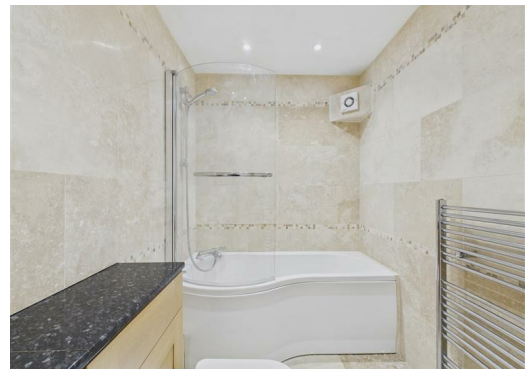


LEASE DETAILS

The flat is Leasehold with a share of the Freehold, (We are awaiting confirmation of the percentage.) the commencement of which was August 1983, (amended on 1/8/2012) and running for 999 years. The Service Charge for September 2025 to April 2026 is £1416.95.

DIRECTIONS

From the office turn right and proceed along the Worcester Road and onto the Wells Road. Proceed along past the common, past the shop on the left and go on past the garage on the right and Leamington Court is short distance further on the left with stone eagles on the gate pillars. The visitor parking is on the left between the two buildings and No. 4 has its own allocated parking space.





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: C

ENERGY PERFORMANCE RATINGS: Current: D67 Potential: B83

SCHOOLS INFORMATION:
Local Education Authority: Worcestershire LA: 01905 82270

(ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;

(iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;

(iv) Rents quoted in these particulars may be subject to VAT in addition, and

(v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

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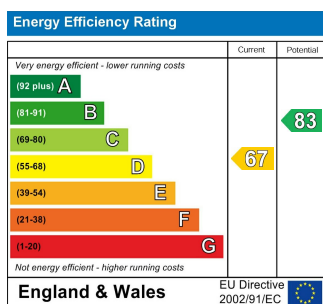
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Material Information Report



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PROTECTED