



2 Leamington Court Wells Road, Malvern, WR14 4HF

Price Guide £220,000

A beautifully presented ground floor apartment (lower ground at the rear) located at the back of this historic building with outstanding panoramic views over rolling communal gardens to the Severn Valley. An entrance hall shared with one other flat leads to the front door. In brief, the accommodation comprises: generous living room, well fitted dining kitchen, two double bedrooms and well appointed bathroom. There is one allocated car parking space plus visitors' parking. Offered in a NO CHAIN SALE situation, we strongly recommend internal viewing to appreciate all that is available.



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ENTRANCE

Approached down the external staircase between both houses. Turn right and the second doorway opens into the vestibule for flats 2 and 3. Personal front door opens into:

LIVING ROOM 18'2" x 12'1" (5.55m x 3.70m)

Rear facing sash window offering views over the rolling gardens to the Severn Valley, fireplace with Dimplex electric 'log burner', radiator, cornice, power points, television point, twin wall lights and ceiling light, door to:

INNER HALL 9'6" x 4'8" (2.91m x 1.44m)

Fuse board, radiator, power points, doors radiating off.

DINING KITCHEN 12'4" x 11'1" (3.76m x 3.40m)

Rear facing sash windows with lovely views, radiator, matching range of wall and base units with display shelf and plate rack, inset ceramic hob with hood over and electric oven, inset double drainer stainless steel sink unit, integral fridge freezer, pull-out larder cupboard, cupboard housing the central heating boiler, further built-in cupboards and plenty of space for a table and chairs.

BEDROOM ONE 11'9" x 11'10" (3.59m x 3.63m)

Front facing sash window (obscured view), radiator, built-in wardrobe, power points.

BEDROOM TWO 11'9" x 11'9" (3.59m x 3.59m)

Front facing sash window (obscured view), radiator, power points.

BATHROOM 5'6" x 7'10" (1.69m x 2.41m)

Well fitted with a white suite comprising: panelled 'p' bath with dual shower over, close coupled WC, hand basin on vanity unit with shelf and mirror over, extraction unit, ladder style radiator.

OUTSIDE

There is an allocated parking space and visitors' parking to the front of the building. Steps between the houses lead to the glorious rolling communal gardens which offer panoramic views over the Severn Valley.

LEASEHOLD DETAILS

We believe the property is Leasehold with 1/18 share of the Freehold. The lease commenced in 2012 and there are 986 years remaining.

The annual service charge is £2,286, payable to Inspire Property Management Limited.

The Head Lease does not permit Holiday Lets.

DIRECTIONS

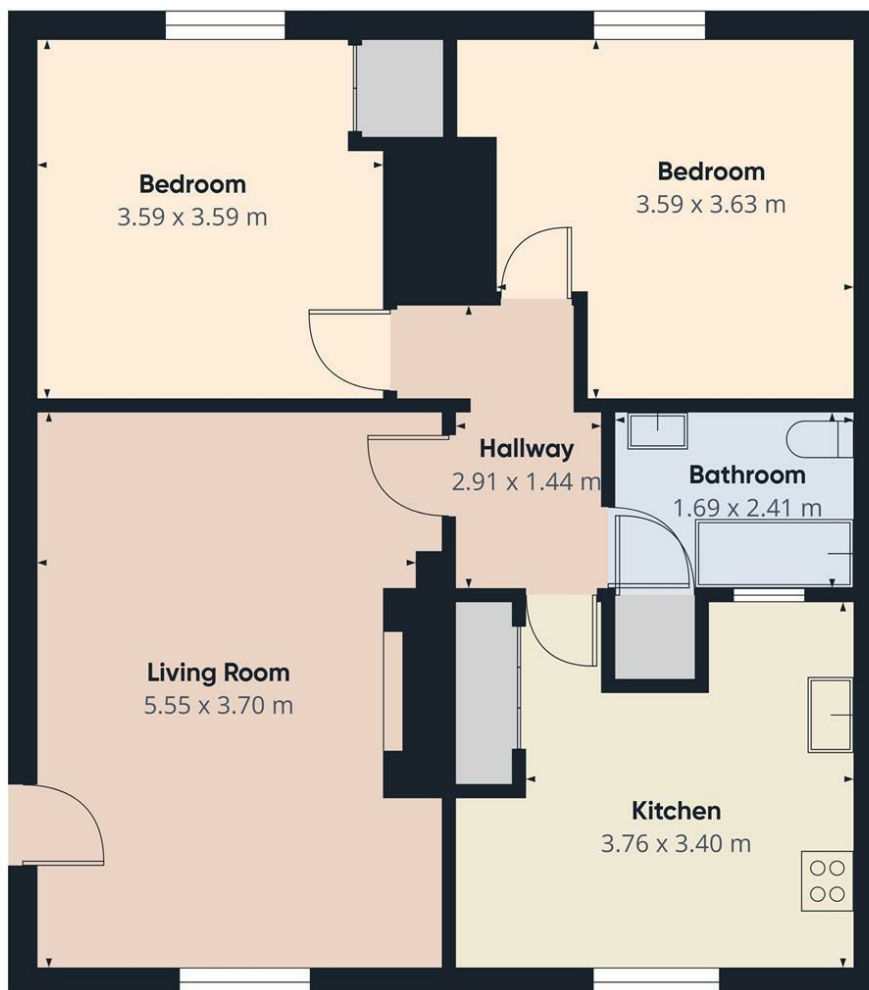
From the office turn right onto the Wells Road. Proceed along past the common, past the local shop on the left and go on past the garage on the right. Leamington Court is short distance further on, on the left with stone eagles on the gate pillars. The visitors' parking is on the left between the two buildings.

what3words



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Allan Morris

Approximate total area⁽¹⁾
70.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC

Material Information Report

| Energy Efficiency Rating | | |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



TENURE: We understand the property to be leasehold with a part share of the freehold, 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: Potential:

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;
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