



**Apartment 2, Lewis Court**

Malvern WR14 3LJ

**Andrew Grant**







## Apartment 2, Lewis Court

Malvern WR14 3LJ

 **2 Bedrooms**    **1 Reception**    **2 Bathrooms**

**Leasehold / 914 sq. ft.**

### KEY FEATURES:

- Beautifully presented apartment
- SieMatic fitted kitchen
- Master with en-suite shower room
- Communal indoor swimming pool
- Residents lounge and dining room
- Lift access
- Communal gardens
- Residents parking
- 244 years remaining on the lease
- £7200 annual service charge

A modern two-bedroom apartment with stunning views and the use of fantastic communal facilities.

This exquisite apartment features a spacious open-plan kitchen dining living room with dual-aspect Juliet balconies. The kitchen boasts modern fittings and appliances, complemented by a well-appointed bathroom and two generously proportioned bedrooms. The master bedroom enjoys the added luxury of an en-suite shower room.

In addition to the private living spaces, residents can indulge in the communal amenities offered within the building. These include an elegant dining room and bar, a comfortable resident's lounge and a sumptuous indoor swimming pool.

Outside, the communal grounds surrounding the property enhance the overall appeal, featuring formal lawned gardens and patios that offer incredible views of Malvern and its surroundings. There is also the convenience of parking for residents.





### Situation

Malvern stands out as an immensely popular location, brimming with an array of amenities. From well-stocked supermarkets, charming restaurants and cosy cafés to the renowned Malvern theatre, it caters to a diverse range of interests. Not to mention the tremendous walking trails that span the hills and the surrounding countryside, making it a true haven for nature enthusiasts.

What sets Malvern apart is its unique blend of rural serenity and superb connectivity. Nestled amidst picturesque landscapes, it offers a tranquil retreat, while excellent transportation links, including easy access to the motorway and direct train connections to Birmingham and London, provide the best of both worlds.

In recognition of its appeal, Malvern earned a coveted spot on The Sunday Times' 2018 list of 'best places to live'. This distinction considers various factors, including top-notch schools, a vibrant cultural scene, a strong sense of community and lightning-fast broadband speeds.

### Description

Upon entering the apartment, you are welcomed by an inviting entrance hallway, complete with doors to two substantial storage cupboards and the living spaces beyond.

The tastefully decorated living dining room is bathed in natural light, courtesy of French windows that open to two Juliet balconies, one facing south and the other east. These windows not only enhance the aesthetic appeal but also flood the room with ample natural light.

Connected seamlessly to the living dining room is the impeccably designed SieMatic kitchen, boasting wall and base units with Corian worktops, incorporating a sink with a drainer and mixer tap. This culinary haven comes equipped with integrated appliances.

Bedroom two is generously sized and boasts a window providing views to the rear aspect.

The main bathroom comprises a low-level WC, washbasin and a bathtub. There is tiling on the walls and flooring.





The master bedroom, strategically positioned away from the main living area, is a generously sized double room featuring a window to the rear and two built-in wardrobes spanning one wall. This wonderful bedroom comes complete with its own contemporary-styled en-suite shower room. The en-suite is well-appointed with a low-level WC, washbasin and a spacious walk-in shower cubicle. Tasteful tiling graces both the walls and the flooring.





### Communal areas

An inviting dining room, complete with ambient lighting and stylish décor, sets the stage for a delightful dining experience alongside its abundantly stocked bar.

The resident's lounge is equally exquisite, providing an ideal haven for a cosy retreat. Whether catching up with friends or indulging in a good book, this tastefully designed space offers a welcoming escape.

Adding a touch of opulence to the premises is the luxurious indoor swimming pool. With its marble features and contemporary lighting, it stands as an extravagant spot for a leisurely swim.













### **Gardens and grounds**

The communal grounds are nothing short of glorious, with formal lawns and meandering footpaths, inviting exploration and delightful patios, offering charming outdoor spaces for relaxation. Completing this picturesque ensemble is a sun terrace enhanced by truly exceptional views.

### **Services**

Mains electricity, water and drainage. Security alarm system. Broadband is available at this property.

Council tax band - F.

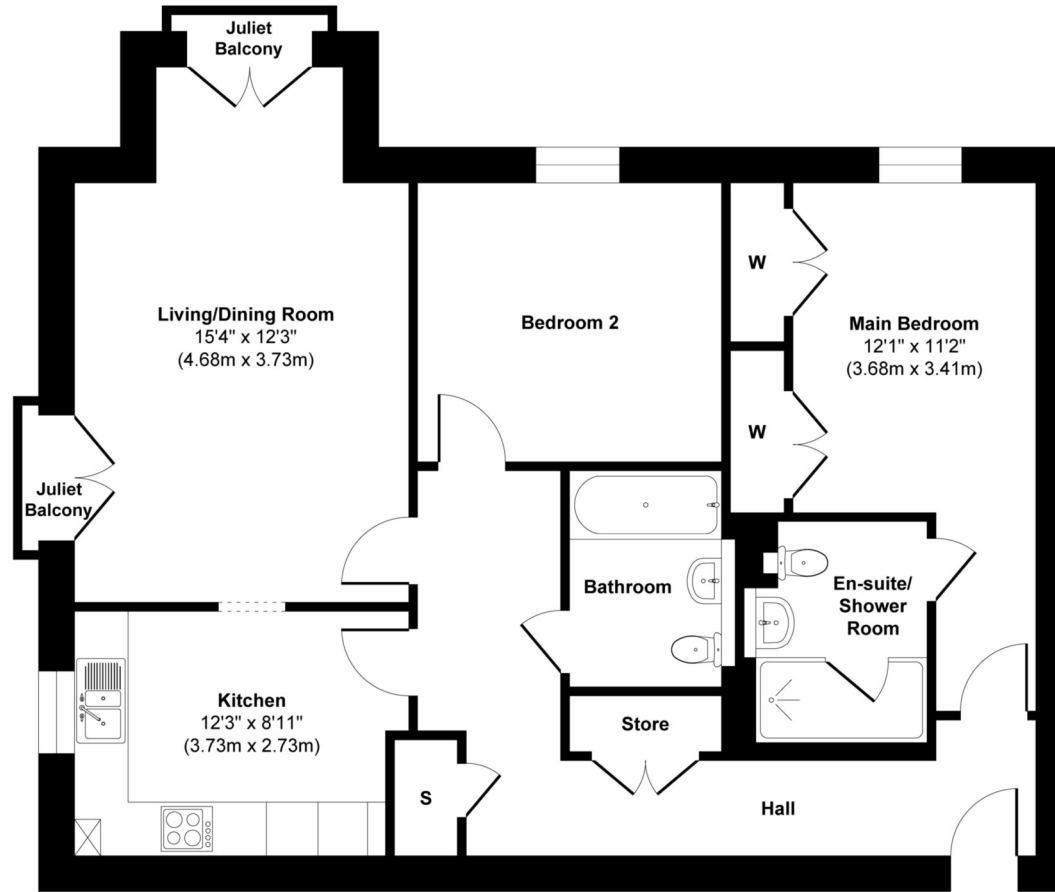








## Apartment 2, Lewis Court, Malvern WR14 3LJ



Floor Plan

**Approx. Gross Internal Floor Area 914 sq. ft / 84.91 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	04 B	04 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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