



**12 Cameron Court**  
**St. Andrews Road, Malvern, WR14 3QQ**

**Andrew Grant**



# 12 Cameron Court

St. Andrews Road, Malvern, WR14 3QQ

 **2 Bedrooms**  **1 Reception**  **1 Bathroom**

**Leasehold / 770 sq ft**

**A spacious, modern two-bedroom apartment conveniently located in Barnards Green – ideal as a first home or investment opportunity.**

## KEY FEATURES

- Prime location near Barnards Green amenities
- Spacious open-plan living
- Modern kitchen with breakfast bar
- Two bright bedrooms with storage
- Access to communal gardens
- Private garage for storage

## Location

Barnards Green is a vibrant and charming area located just outside the heart of Great Malvern, known for its community atmosphere and rich blend of amenities. The area is home to a variety of independent shops, cafes and essential services, giving it a warm, small-town feel while still offering everything needed for day-to-day life. For families, Barnards Green offers access to highly regarded local schools, including The Chase High School.

Barnards Green also benefits from excellent transport links, with nearby rail services connecting residents to Worcester, Birmingham and beyond, while easy road access makes commuting easy. Worcester is just a short drive or train journey away, offering a wider array of amenities. Additionally, the stunning Malvern Hills are just a stone's throw away, providing endless opportunities for outdoor adventures, scenic hikes and breathtaking views.







### **The entrance and hallway**

Upon entering the apartment, you're welcomed into a spacious hallway designed with intercom and ample storage, featuring two large cupboards.

### **The living room and kitchen**

The open-plan living and kitchen area is the heart of this home, blending functionality with style. The living area is bright and welcoming, thanks to dual double-glazed UPVC windows that fill the room with natural light. Adjacent, the kitchen is fully fitted with appliances, including a gas cooker, hob, stainless steel sink with a mixer tap, under-counter fridge and an Innex washing machine. A breakfast bar and overhead spotlights complete the kitchen's practical design.

### **The bedrooms and bathroom**

The apartment's two bedrooms are well-proportioned and designed to cater to a variety of needs. Bedroom one is a spacious double room featuring a built-in wardrobe with shelving and a hanging rail, offering plenty of storage while keeping the space tidy and open. Bedroom two is a cosy, bright room, perfect as a guest room, home office or nursery.

The contemporary bathroom features a low flush WC, pedestal hand wash basin and a full-sized bathtub with a shower overhead. Tiled walls and a spotlight add a clean, modern finish to this bathroom.





### **Additional Features**

Residents of 12 Cameron Court enjoy access to well-kept communal gardens, providing an ideal outdoor space for leisure activities. Additionally, a private garage offers extra convenience for storage or secure parking, adding practicality to this appealing property.

### **Services**

Mains gas, electricity, water and drainage.

Service charges – £1,200 per annum

Length remaining on lease – 955 years

Council tax band - B





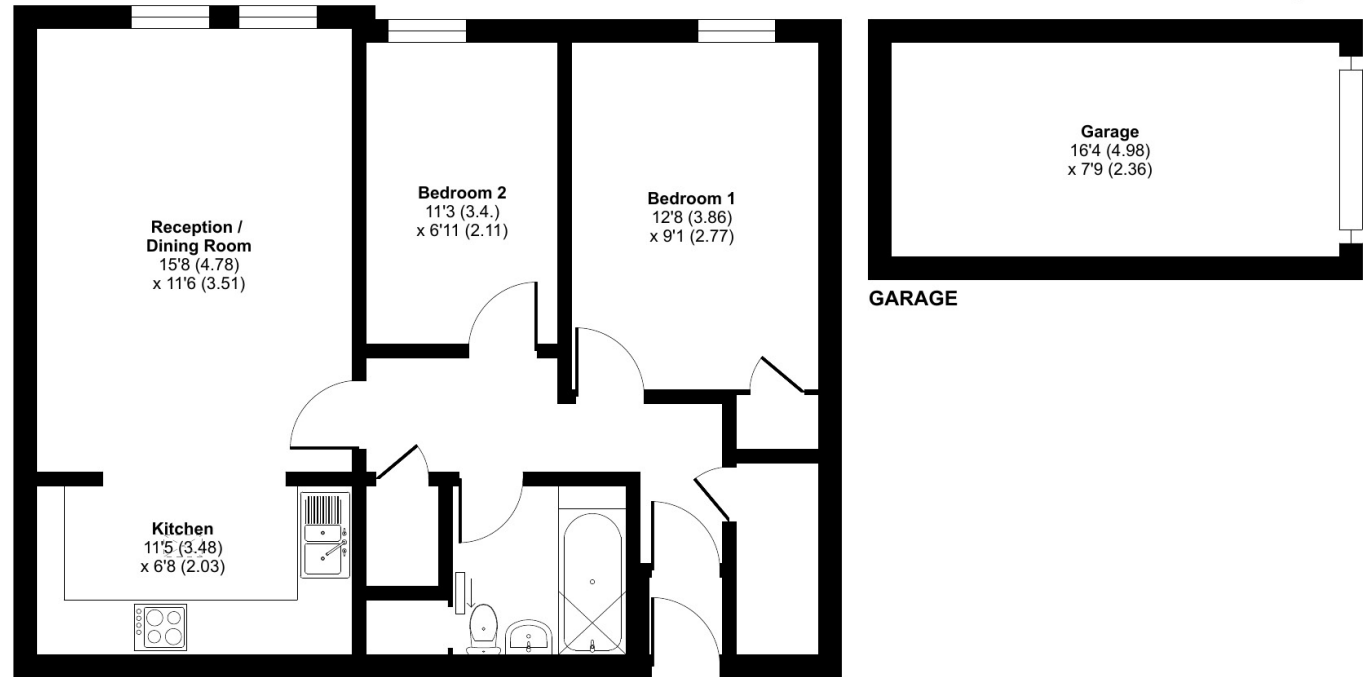






## Cameron Court, St. Andrews Road, Malvern, WR14

Approximate Area = 642 sq ft / 59.6 sq m  
 Garage = 128 sq ft / 11.8 sq m  
 Total = 770 sq ft / 71.4 sq m  
 For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Andrew Grant. REF: 1206301

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