



Flat 3, St. Andrews House

Malvern, WR14 2HL

Andrew Grant

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2 Bedrooms 1 Bathroom 1 Reception Room

A well-situated first floor apartment with Malvern Hills views, residents' parking, communal gardens and a balcony, all within easy reach of Great Malvern's excellent amenities.

- Spacious first floor apartment in a Victorian building with no onward chain.
- West-facing balcony with views to the Malvern Hills.
- Attractive communal gardens laid mainly to lawn with established planting.
- Residents' parking area with right to park one vehicle.
- Prime location close to Great Malvern's shops, leisure facilities and transport links.

A bright and spacious first floor apartment enjoying a prime position close to the centre of Great Malvern. Set within an attractive Victorian building converted into individual homes, it combines period character with practical modern living. The accommodation includes an entrance hall, a breakfast kitchen, generous living room, two double bedrooms and a versatile walk-in wardrobe or study, along with a shower room. One of the apartment's key features is the west-facing balcony offering delightful views over the communal gardens and towards the Malvern Hills. There is residents' parking for one vehicle and use of the beautifully maintained communal gardens. Offered for sale with no onward chain, this is a superb opportunity for those seeking a well-connected home in one of Worcestershire's most desirable towns.

830 sq ft (77.1 sq m)





The hallway and balcony

The L-shaped entrance hall is set over two levels, with three steps dividing the spaces. It leads to all principal rooms and features a glazed door to the balcony. This delightful west-facing outdoor space is finished with a wooden deck and white wrought iron railings, providing an ideal spot to enjoy the gardens and the stunning Malvern Hills backdrop.





The living room

A light and airy living space with views both to the Malvern Hills and across the Severn Valley rooftops. The focal point is the gas fire set into a wooden surround with a marble back and hearth. Wall and ceiling light points add to the welcoming feel.





The kitchen

The breakfast kitchen features a range of base units and open shelving, with space for a gas cooker, washing machine and full-height fridge freezer. A one and a half bowl sink sits beneath the rear window, framing pleasant views towards the Malvern Hills. Tiled splashbacks and a useful cupboard housing the wall-mounted boiler complete the space.





The primary bedroom

A generous double bedroom with a front-facing sash window enjoying secondary glazing and plenty of natural light. A feature fireplace houses a gas stove, with a door leading to the versatile walk-in wardrobe or study.





The walk-in wardrobe

A versatile space suitable as a dressing room to the primary bedroom or home working. The sash window with secondary glazing provides elevated views over the Severn Valley.





The second bedroom

A further good-sized double bedroom with a front aspect sash window and secondary glazing, providing natural light and pleasant views. There is ample room for a large double bed and freestanding furniture, ideal as an additional family or guest bedroom



The shower room

The shower room is fitted with a white suite comprising a low level WC, pedestal wash basin and corner shower enclosure with thermostatic shower. Part tiled walls, an obscured window, radiator and ceiling light point complete the room.



The communal gardens

To the rear, the communal gardens are mainly laid to lawn with a variety of mature planting and herbaceous beds. Enclosed by Malvern stone and brick walls, they offer an attractive and private outdoor setting.



The parking

A shared driveway from Graham Road leads to the residents' parking area, where Flat 3 has the right to park one vehicle. Gravelled surfaces provide easy access to the building and communal gardens.

Location

St Andrews House occupies an exceptionally convenient position in Great Malvern, a historic town renowned for its Victorian architecture, theatre, music festivals and proximity to the Malvern Hills Area of Outstanding Natural Beauty. Just a short walk from the property is a wealth of amenities, including independent shops, cafés, restaurants, banks and a Waitrose supermarket. The Malvern Theatres complex offers drama, film, concerts and other cultural events, while leisure facilities include The Splash leisure pool and gym, and Manor Park Tennis Club. Outdoor enthusiasts can enjoy immediate access to the Malvern Hills, with their extensive network of walking and cycling trails.

Transport links are excellent, with both Great Malvern and Malvern Link railway stations offering direct services to Worcester, Birmingham, London, Hereford and South Wales. There is also a comprehensive local bus network connecting surrounding villages and towns.

The area is well served by schooling at both primary and secondary levels, including The Chase High School and several independent schools such as Malvern St James Girls' School and Malvern College.

Services

Services are TBC.

Council Tax

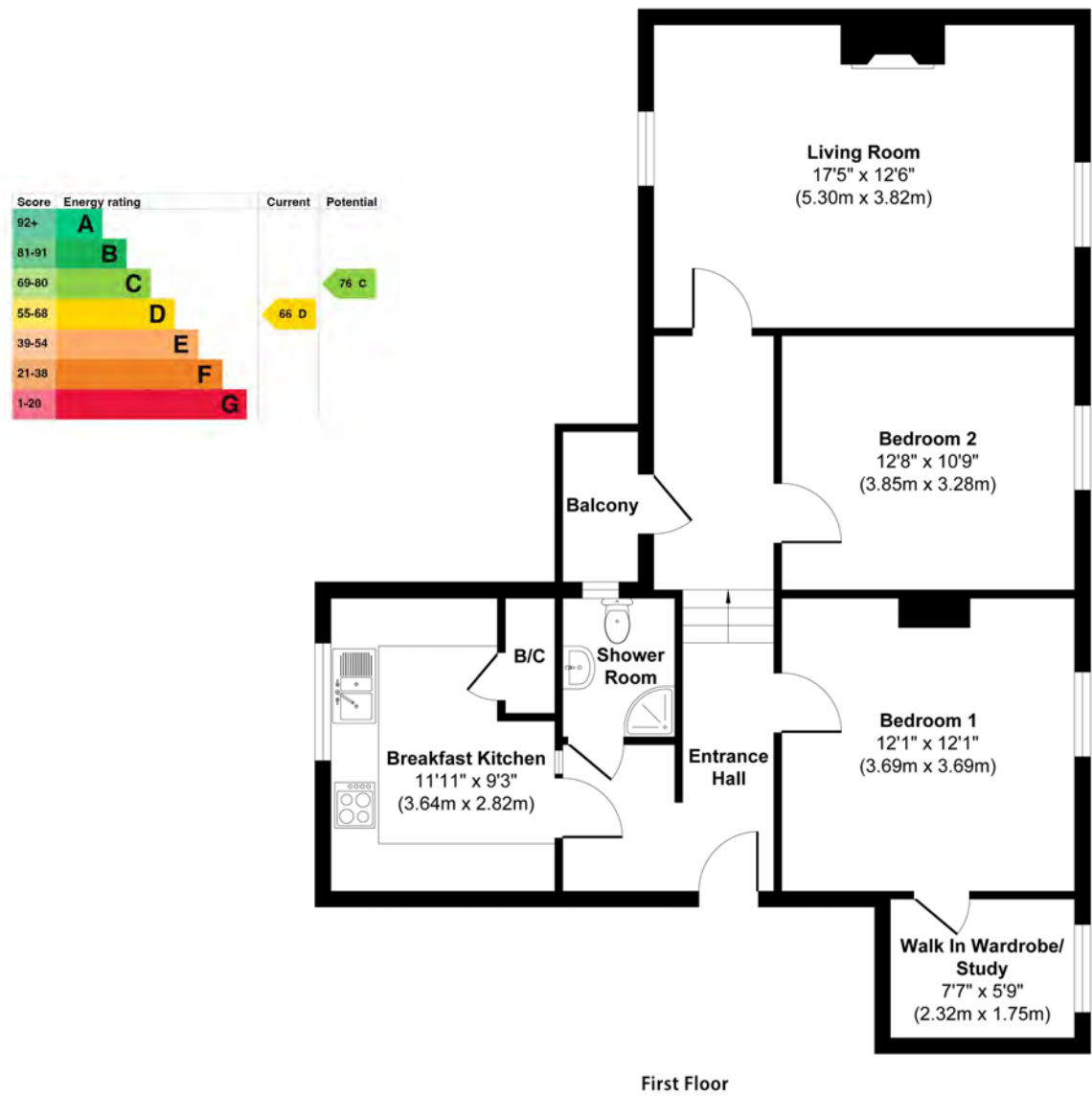
The Council Tax for this property is Band B

Agent Note

We are advised (subject to legal verification) that the property is Leasehold. The property is held on a 999 year lease from 25th September 1974. The ground rent is £1 p.a. and the service charge is £200.00 per month with regular maintenance being done on a 'when and if basis.'



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Approx. Gross Internal Floor Area 830 sq. ft / 77.12 sq. m

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



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