

Philip Laney & Jolly



Flat B Elmsdale 53 Abbey Road, Malvern, WR14 3HH  
Guide Price £215,000





Philip Laney & Jolly Malvern present to the market a wonderfully presented apartment. Located on the charming Abbey Road in Malvern, this beautifully presented property offers a delightful blend of modern living within a substantial Victorian building. Perfectly situated within walking distance of Great Malvern's vibrant shops, restaurants, and theatre, this property is ideal for those seeking both convenience and character.

Positioned on the lower ground floor, the apartment features an inviting entrance hall that leads into a spacious living room, perfect for relaxation or entertaining guests. The well-appointed kitchen is designed for practicality, making meal preparation a pleasure. The accommodation includes a comfortable double bedroom, providing a peaceful retreat, and a stylish bathroom that caters to all your needs.

An inner lobby adds to the apartment's charm, while an external vaulted store offers additional storage space, enhancing the practicality of this lovely home. Accessed via a courtyard area, the property also boasts steps leading down to the communal gardens, where you can enjoy the tranquillity of the outdoors.

This modern apartment has been thoughtfully restored, ensuring that it retains its original character while providing all the comforts of contemporary living. The generous proportions of the accommodation must be seen to be fully appreciated. Whether you are a first-time buyer, a couple, or looking for a charming retreat, this property is a must-see. Embrace the opportunity to make this delightful apartment your new home in the heart of Malvern.

**Entrance**

Access to the lower ground floor is via steps to the side of the main building leading to a courtyard area. Access via private door to:

**Entrance Hall**

Feature tiled flooring, radiator, two built in storage cupboards.

**Living Room**

Enjoying a most pleasant rear and side outlook over the communal gardens. Hard wood flooring, wood panelling to the walls, bay type window section with double glazing, fireplace (gas fire disconnected) with decorative surrounds and radiator.

**Kitchen**

Side aspect double glazed window. Range of wall and base units, radiator, space and plumbing for washing machine. electric oven and hob, wooden worksurfaces, integrated fridge and dishwasher. Tiled walls and a storage pantry type cupboard.

**Bedroom**

Most spacious double room with rear aspect outlook, feature study area, wood panelling, radiator and double glazed window.







### Bathroom

Obscure windows to the side and front, panelled bath with mixer shower attachment, WC, hand basin inset to vanity unit, heated towel rail, tiled walls and floor.

### Communal Parking

Shared driveway to the front of the property providing a car parking space for Flat B

### Storeroom

Situated opposite the front door is an open vaulted storeroom.

### Communal Gardens

To the rear of the property there are well maintained communal gardens. Mainly laid to lawn with a selection of mature trees and shrubs.

There is also a lockable storage space for residents ideal for a bike.

### COUNCIL TAX MHDC

We understand the council tax band presently to be : B

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

### Broadband

We understand currently Full Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

### Parking

Parking for the property is to the front of the property via a communal driveway.

### Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

### Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home. Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

### Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

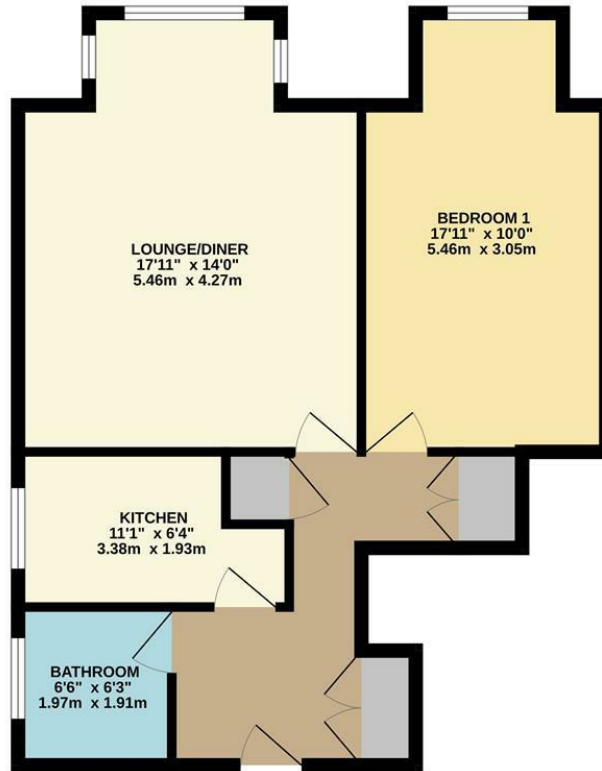
### Tenure Leasehold

We understand (subject to legal verification) that the property is Leasehold.

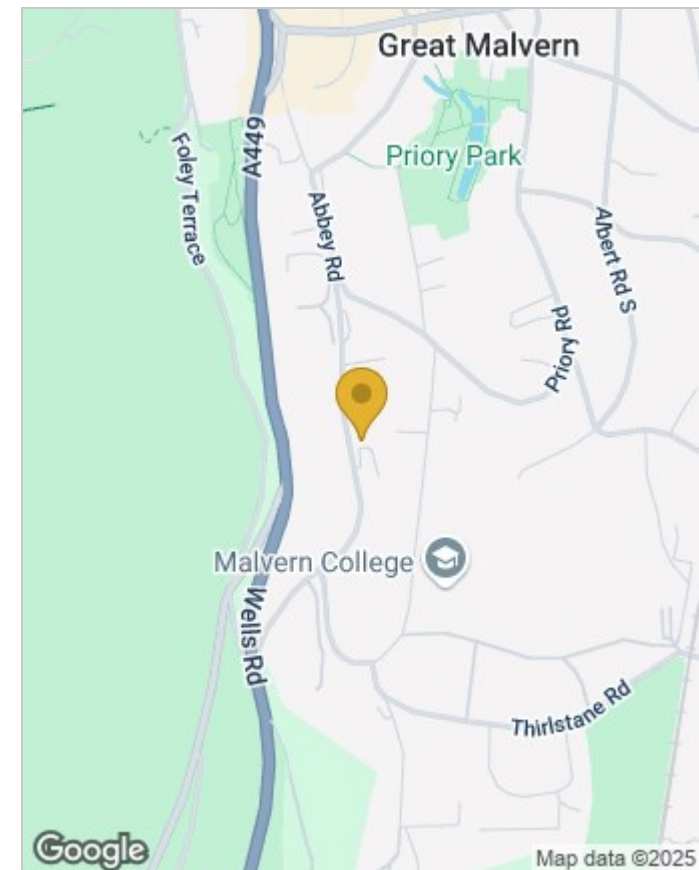
Lease term 999 years with 987 years remaining. Each property has a 1/5th share of the freehold that is owned by the management company Elmsdale Management Ltd that is managed by Philip Laney & Jolly

Agents Note: Occasionally a section 20 will be served

GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 607 sq.ft. (56.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		76
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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