



**Connells**

Victoria Court  
Victoria Road



## Property Description

A well presented two double bedroom maisonette ideal for first time or investment purchasers comprising; entrance porch, open plan living / dining room and kitchen, bathroom, master with en-suite and further double bedroom. This immaculate property benefits from allocated parking, private entrance and terrace.

Victoria Court is situated in the historic area of outstanding natural beauty that is Great Malvern. The town itself has a wide range of amenities including shops and banks, supermarkets, the famous Malvern theatre, the Splash leisure pool and much more.

There is a mainline railway station half a mile away. Links via Junction 7 of the M5 motorway at Worcester (8 miles) or Junction 1 of the M50 at Upton upon Severn (11 miles).

Being sold with no onward chain.

## Entrance Porch

Pendant ceiling light, part tiled, cupboard.

## Living / Dining Room

18' 6" MAX x 9' 8" MAX ( 5.64m MAX x 2.95m MAX )

Side facing double glazed windows, wall lights, carpet, radiator, television point, telephone point, fire alarm.

## Kitchen

13' 11" max x 9' 8" max ( 4.24m max x 2.95m max )

Side facing double glazed, spot lights, tiled floor, floor and wall cabinets with spot lights, Worcester Bosch boiler, sink with drainer, integrated dish washer, electric oven with gas hob and extractor hood, washing machine.

## Bathroom

Spot lights, tiled floor, part tiled walls, bath with shower over and glass shower screen, low level W.C, sink, heated ladder towel rail, extractor fan.

## Lower Ground

### Hallway

Wall light, fire alarm, carpet, radiator.

### Master Bedroom

13' 7" x 9' 3" ( 4.14m x 2.82m )

Side facing double glazed window, wall and spot lights, radiator, carpet, alcove.

### Ensuite

Low level W.C, spot lights, part tiled, sink, radiator.

### Bedroom Two

10' 9" max x 7' 8" max ( 3.28m max x 2.34m max )

Wall lights with dimmer switch, side facing double glazed window, radiator, carpet.

### Terrace

The property is accessed by a private enclosed fully paved terrace area.

### Services

All mains gas, drainage. electricity and water are attached to the property.





**Ground Floor**

**Lower Ground Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/MAL307177](http://connells.co.uk/Property/MAL307177)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: MAL307177 - 0009