

Property details **approval form**

Flat 8 Victoria Court, Victoria Road, Malvern, Worcestershire, England, WR14 2TE

Date: 03 November 2025

Property Ref and Version: MAL307889 - 0012

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£165,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007.

○ Key Features

- > Energy Rating: D
- > Ground Floor Maisonette!
- > Two Double Bedrooms!
- > Open plan living accommodation!
- > Perfect for a First Time Buyer or Buy-To-Let investor!
- > Private Front Terrace!
- > Allocated parking space!
- > Fantastic location within the heart of Malvern!
- > No chain attached!

○ Short Description

This spacious two-bedroom maisonette is an excellent opportunity for both first-time buyers and buy-to-let investors. Featuring an open-plan living and dining area, a modern kitchen, and two good-sized bedrooms, including a master with an en-suite, this property offers both comfort and convenience.

○ Long Description

This cosy and modern two-bedroom maisonette offers an open-plan layout that maximizes space and light, creating a welcoming atmosphere. The stylish living area flows effortlessly into the kitchen and dining space, perfect for entertaining or enjoying a quiet night in. The property features two well-sized bedrooms, including a master with its own en-suite bathroom, providing added convenience and privacy. With its charming design and practical layout, this maisonette is an ideal home for those seeking comfort and functionality. Offering central heating throughout, and located in a highly sought-after area, you'll enjoy easy access to local amenities, transport links, and everything you need for day-to-day living.

○ Directions

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○ Agents Note

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○ Room Description

Private Front Terrace

The ground floor maisonette is accessed through an enclosed, fully paved terrace area. Easily accessible from the allocated parking space. The terrace then leads to the

Entrance Porch

Pendant ceiling light, partly tiled walls, storage cupboards. You are then welcomed into

Open Plan Lounge/Diner

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

Double glazed window to side aspect, Wall lights, Radiator, TV & Internet points, Fire alarm, Carpet flooring

Kitchen

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

Double glazed window to side aspect, Spot lights, Floor & wall cabinets with spotlights, Worcester Bosch boiler, Sink & drainer, Integrated dishwasher, Electric oven with gas hob & extractor, Washing machine, Tiled flooring.

Bathroom

Spotlights, Partly tiled walls, Bath with shower & shower screen, low level W/C, Wash-hand basin, Heated chrome towel rail, Extractor fan, Tiled flooring

Staircase To Lower Level

With the bedrooms and en-suite on the lower level, this gives the maisonette an incredibly Cosy/Homely feel.

Master Bedroom

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

Double glazed window to side aspect, Spotlights, Wall lights, Radiator, featured alcove, Carpet flooring & Ensuite!

En-Suite

Spot lights, Low level W/C, Partly tiled walls, Wash hand basin, Radiator.

Bedroom Two

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

Wall lights with dimmer switch, Double glazed window to side aspect, Radiator, Carpet.

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○ Property Images



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○ Property Images



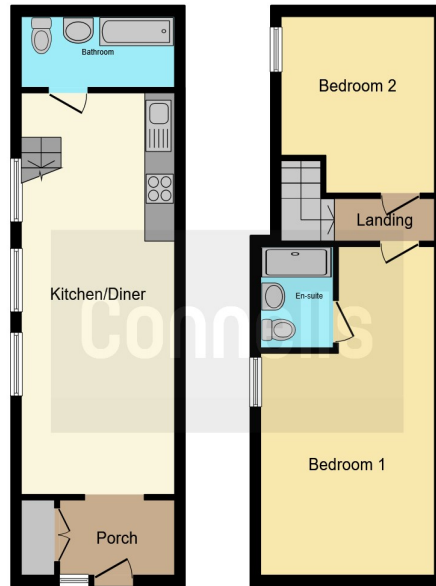
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○ Floor Plan



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.

○ Approval

	Signature	Date
Isaac Lawson-Lowe		
Mr J. Lawson		