



Flat 9 Hatley Court

Malvern, WR14 3DX

Andrew Grant

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81 Albert Road South, Malvern, WR14 3DX

2 Bedrooms 1 Bathroom 1 Reception Room

A characterful two bedroom top floor apartment forming part of an attractive Edwardian building in Malvern.

- A well proportioned second floor apartment providing two bedrooms and comfortable accommodation within the characterful surroundings of an Edwardian building.
- The generous living room accommodates both seating and dining areas, with windows arranged across two elevations framing far-reaching views and creating an appealing outlook. The impressive ceiling height further enhances the feeling of space and light.
- Two bedrooms offer flexibility for a range of requirements, including guest accommodation, working from home or additional everyday living space.
- The separate kitchen is arranged with a practical selection of units, work surfaces and integrated fridge and freezer, complemented by a large window.
- A central hallway connects each part of the apartment and includes useful storage, helping to keep the accommodation practical and well organised.
- Situated in Malvern, the property is conveniently placed for the town's everyday amenities, leisure opportunities and connections to surrounding areas.

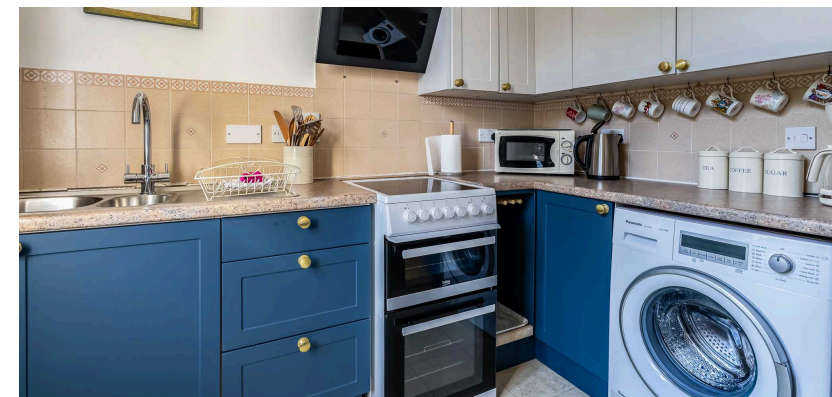
646 sq ft (60 sq m)





The kitchen

The kitchen provides a practical space for preparing meals, arranged independently from the main living accommodation. A range of wall and base units are accompanied by work surfaces, a sink and integrated appliances include a fridge and freezer. The generous window forms a prominent feature, while the layout leaves room for a small breakfast table and seating.





The living room

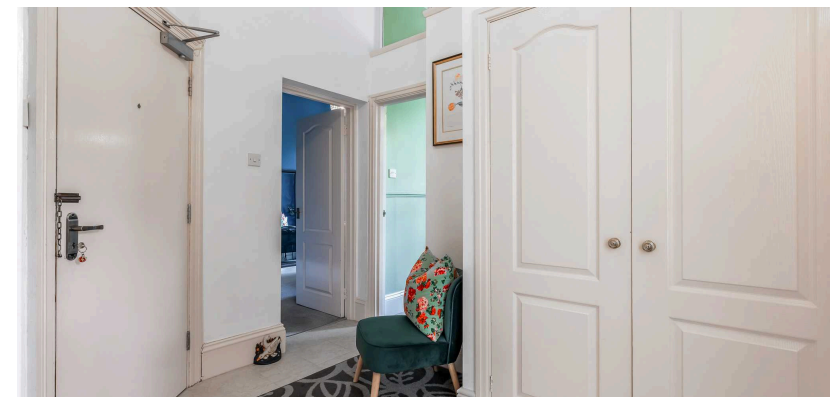
Offering ample room for relaxing and dining, the living room forms the principal reception space within the apartment. Windows across two elevations complement its distinctive angled shape, framing far-reaching views while filling the room with natural light. An impressive ceiling height further enhances the sense of space and character, while the generous proportions allow separate seating and dining areas to be arranged comfortably, with direct access from the central hallway.





The hallway

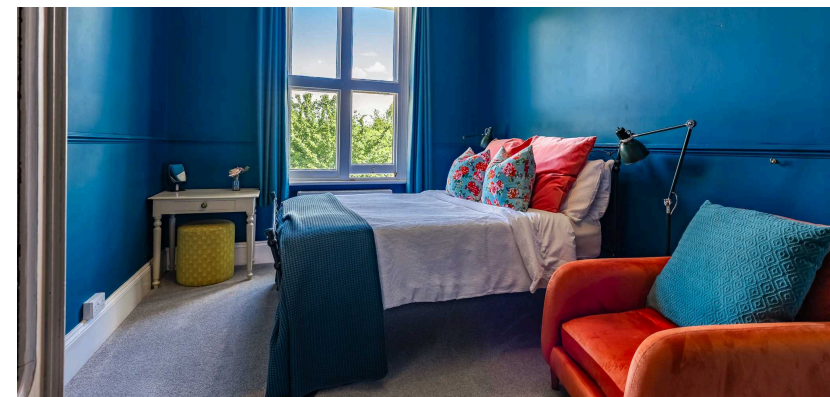
Connecting all rooms within the apartment, the hallway creates a practical centre to the accommodation. A storage cupboard provides useful space for household items, while individual doors lead to the living room, kitchen, bathroom and both bedrooms. The arrangement supports clear separation between the reception and sleeping areas.





The primary bedroom

Providing the larger of the two sleeping spaces, the primary bedroom offers generous proportions for everyday use. A tall window forms the principal architectural feature and gives the room an appealing sense of height. Its rectangular layout allows space for a double bed and additional freestanding furniture, with access directly from the hallway.





The second bedroom

The second bedroom is a versatile room suited to sleeping accommodation, guests or working from home. A tall window complements the proportions and reflects the character of the Edwardian building. Its practical layout provides flexibility for different arrangements, making the room a useful addition to the apartment.





The bathroom

Completing the accommodation, the bathroom is arranged with a bath and shower over, wash basin and WC. Tiled walls surround the bathing area, while a heated towel rail adds practical provision. The suite is conveniently reached from the hallway and serves both bedrooms.



Location

Malvern offers a well established setting with a broad selection of everyday amenities, shops and leisure facilities available within the wider town. The area is known for its distinctive period architecture and the scenic surroundings of the Malvern Hills, providing opportunities to enjoy walking and outdoor recreation. Local transport connections offer access to neighbouring towns and the wider region, while a range of educational and community facilities serves residents of different ages. Albert Road South is well placed for enjoying the amenities, character and surrounding countryside associated with Malvern.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Vodafone, Three, EE and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band A.

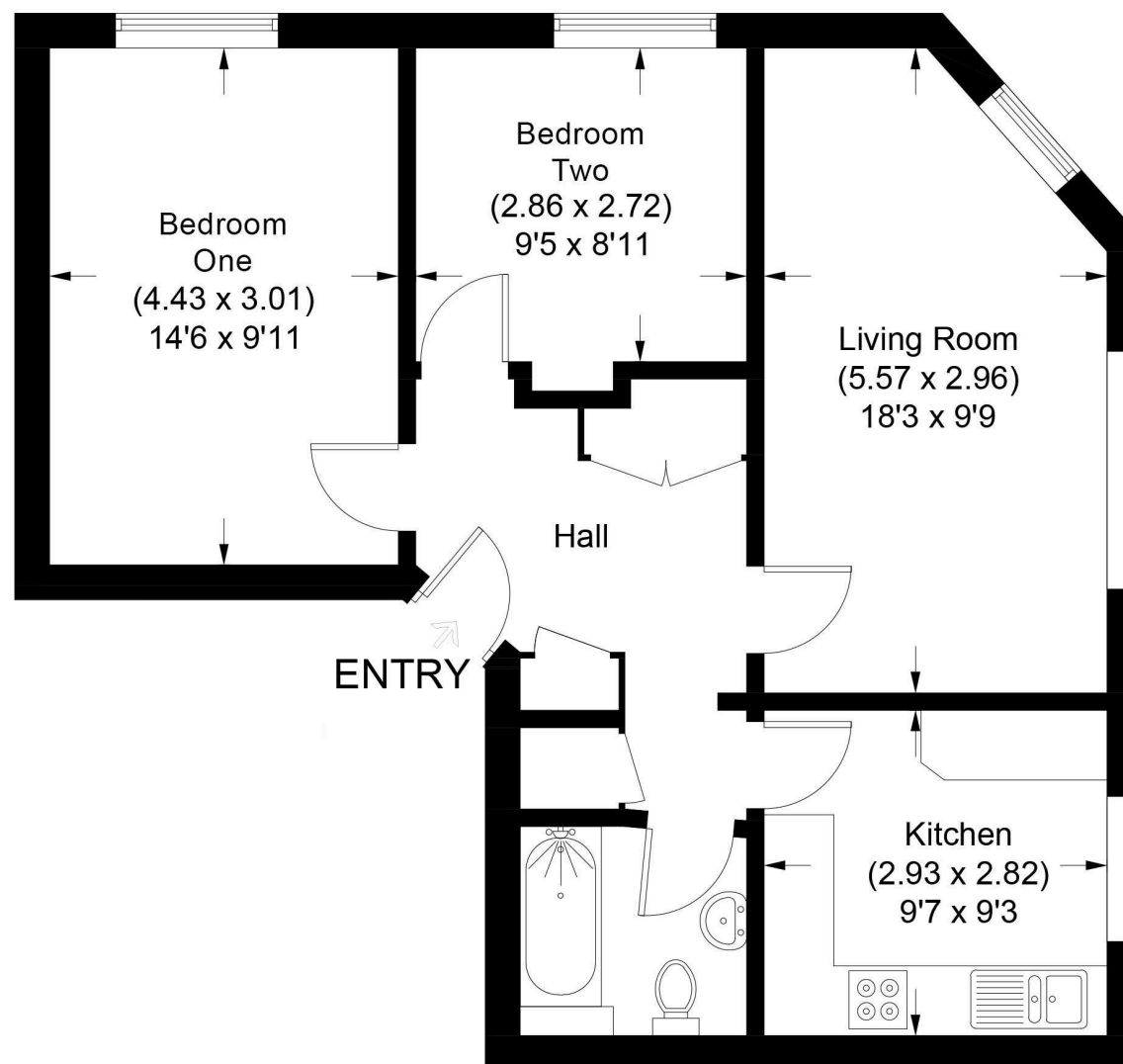
Agent Note

The property is leasehold, with 999 years on the lease from 29 September 2014, with approximately 988 years remaining. There is a service charge of £240 per month.



Albert Road South

Approximate Gross Internal Area
60.0 sq m / 646 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	64 D
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale.



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