3 Jubilee Court, Victoria Road, Malvern, Worcestershire, WR14 2TD

Allan Morris
estate agents

MAYFAIR
OFFICE GROUP

Victoria Road, Malvern, WR14 2TD

A substantial, three double bedroom, period garden apartment, with accommodation in excess of 1800 square feet. Finished to a high standard with own private gardens and situated in the heart of Great Malvern, within a short walk of Malvern Theatres, Waitrose and a minline London Paddington railway station. The accommodation comprises; impressive wide entrance hall, bay windowed sitting room with focal fireplace and door to private courtyard, dining room, garden room, large breakfast kitchen, master bedroom with dressing room and en-suite, two further double bedrooms, one with en-suite WC plus a bathroom. The apartment further benefits from; gas central heating, ample storage, two allocated off road parking spaces, front garden with access to large store/cellar area, generous rear garden and private courtyard. Viewing essential to appreciate the size, position and quality of garden apartment on offer.

JUBILEE COURT
Jubilee Court is an elegant Victorian dwelling within which there are just three high class apartments. Number 3 has the added benefit of its own private entrance and beautifully landscaped private garden. The accommodation is extremely generous and striking with classic Victorian features including high sash windows producing excellent natural lighting and high ceilings. These combine well with more contemporary and high tech fittings including a particularly impressive kitchen space.

POSITION
Jubilee Court enjoys a convenient position in one of Great Malvern's most central and sought after residential areas. Located about five minutes walk from the town centre and therefore close to a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned Malvern theatre and cinema complex, the library, the Splash leisure pool and gym and Manor Park tennis and sports club. Junction 7 of the M5 motorway at Worcester is about eight miles. Great Malvern railway station and Malvern Link common are both less than ten minutes away on foot.

ACCOMMODATION

RECEPTION HALLWAY 10'1" x 8'5" (3.08m x 2.58m)
An impressive entrance to the apartment with an attractive double glazed front door and matching windows to each side. radiator, wood floor throughout. French doors to Hall.

HALL 23'5" x 7'4" (7.15m x 2.24m)
Generous central hallway, two radiators behind decorative covers, doors to;

DINING ROOM 15'7" x 11'5" (4.77m x 3.50m)
Radiator behind decorative cover, oak flooring and part glazed doors leading to garden room and kitchen. Door to:-

SITTING ROOM 19'9" x 14'10" max (6.02m x 4.54m max)
Double glazed bay window which together with a second double glazed sash window overlook the external courtyard, fireplace with stone surround, mantle and hearth, two radiators, telephone point, television point, wood floor.

GARDEN ROOM 11'1" x 10'5" (3.40m x 3.20m)
A lovely bright room, double glazed to three aspects overlooking the private garden, two radiators, telephone point and double glazed French doors to garden.

KITCHEN/BREAKFAST ROOM 16'2" x 14'0" (4.95m x 4.27m)
Comprehensive range of floor and eye level cupboards with granite worktops and surrounds. Incorporating one and a half bowl sink and including integrated Bosch washing machine, Caple tumble dryer, eye level oven and grill, twin fridges with matching separate twin freezers, an island unit with integrated four ring Bosch induction hob, six large 'pan drawers' below and attached granite breakfast table, built in broom cupboards, two sash windows overlooking the rear garden. Overhead roof lantern light, French double doors lead into the rear courtyard.

BEDROOM ONE 11'11" x 14'1" (3.64m x 4.30m)
Open to Dressing Room, radiator behind decorative covers, television point, door to en-suite shower room.

DRESSING ROOM 12'1" x 8'5" (3.69m x 2.57m)
Two double glazed sash windows overlooking front garden, large fitted wardrobes with hanging rails, shelving, cupboards above to both walls, radiator behind attractive decorative cover, television point.

EN-SUITE SHOWER ROOM 11'9" x 6'5" (3.60m x 1.98m)
Ensuite with fully tiled large shower cubicle, wash basin, WC, built in storage with hanging rails, heated towel rail, extractor fan.

BEDROOM TWO 13'5" x 12'9" (4.11m x 3.892m)
Double glazed sash window overlooking the main garden. Radiator, telephone and television points, built-in cupboard. Door to.

EN-SUITE WC 6'3" x 3'1" (1.92m x 0.95m)
Half tiled and having extractor fan, wash basin, WC, heated towel rail and wooden floor.

BEDROOM THREE 11'10" x 10'6" (3.62m x 3.21m)
Currently in use as a study with fitted storage cupboards with fitted shelving, radiator, telephone, television and broadband points and double glazed sash window overlooking garden, wood effect floor.

BATHROOM 14'0" x 6'5" (4.29m x 1.98m)
Half tiled with large double ended bath with mixer tap and telephone style mixer shower tap, wash basin with cupboard below, double shower cubicle with rainfall shower, WC, built in airing cupboard with slatted shelving, part tiling to walls, ceramic tiled floor, heated towel rail, access to ceiling space, extractor fan.

STOREROOM/CELLAR 17'10" x 10'1" (5.44m x 3.08m)
Approached from the front garden via a double glazed entrance door, this room has lighting and power connected.

OUTSIDE
A driveway off Como Road provides six parking spaces for the three apartments in Jubilee Court, No 3 has two spaces. The apartment has a lovely approach through a private gated entrance which opens to an attractive paved pathway leading to the front door and to the storeroom/cellar. This pathway is flanked by stone walls and borders with steps leading up to a raised lawn enclosed by natural walls, hedging and shrubs The main garden can be accessed from either the driveway or garden room and is laid to a lovely level lawn with paved pathways and seating areas for outside seating and dining. There are some well established shrubs and specimen trees and a large (12' x 6')timber garden shed with power and light. The pathway continues around to the far side of the apartment and into a very sheltered and private walled courtyard with access from the kitchen. At strategic points there is also external lighting and two outside taps.

DIRECTIONS
From the Allan Morris offices on the Worcester Road, take the left turning into Church Street, proceed down Church and at the traffic lights go straight on and then take the first left into Victoria Road. Jubilee Court is on the right after a short distance. Turn right just after the building into Como Road, where you will see the entrance to No 3 almost immediately on the right hand side. Viewing is by appointment with the agent only.

ADDITIONAL DETAILS
TENURE: We understand the property to be Leasehold with a 1/3 share of the Freehold but this point should be confirmed by your solicitor. The service charge is £100 pcm with 976 years remaining on the lease.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement
SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

ASKING PRICE - £550,000

Approximate total area(1)

196.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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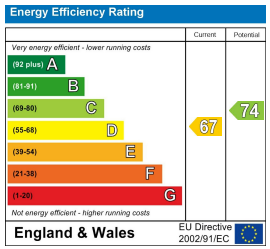

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