



## 9 Cameron Court

Malvern, WR14 3QQ

Andrew Grant



# 9 Cameron Court

St. Andrews Road, Malvern, WR14 3QQ

**2 Bedrooms    1 Bathrooms    1 Reception Rooms**

A well proportioned second floor apartment offering two bedrooms, communal gardens and the valuable benefit of a garage.

- This well presented second floor apartment offers thoughtfully arranged accommodation within an established residential development, creating a comfortable home with practical supporting features.
- Generous proportions allow the principal reception room to accommodate distinct living and dining areas, providing a versatile setting for relaxing, enjoying meals and welcoming guests.
- Two bedrooms are complemented by a separate kitchen, bathroom and useful utility, with each room arranged around a central entrance hall.
- Residents have access to established communal gardens featuring generous lawns, mature trees and planted borders, creating an attractive shared outdoor setting.
- A garage is provided for the apartment and approached via a private road.
- The St. Andrews Road address provides a convenient Malvern setting within reach of the town's varied amenities, everyday services and wider transport connections.

646 sq ft (60 sq m)







## The kitchen

Designed to support everyday cooking, the kitchen is arranged with a range of cabinets and work surfaces. A sink is positioned beneath the window, while dedicated spaces are provided for essential appliances, alongside an integrated oven, gas hob and extractor.





## The living and dining room

Forming the principal reception space, this generously proportioned room provides ample scope for comfortable seating alongside a dedicated dining area. Two windows arranged along one elevation contribute to its open character.











## The hallway

Welcoming residents into the apartment, the entrance hall connects each of the principal rooms and establishes a clear, practical layout. The adjoining utility includes base units and shelving, together with space and plumbing for a washing machine and space for a further appliance. This room also houses the boiler, adding valuable functionality to the accommodation.





## The primary bedroom

Providing a comfortable retreat, the primary bedroom offers generous proportions with space for a double bed and additional bedroom furniture. Built-in storage provides valuable practicality, while the balanced shape of the room supports a flexible arrangement.





## The second bedroom

Offering useful flexibility, the second bedroom is well suited as a guest room or study. Its rectangular proportions provide space for the necessary bedroom furniture, with straightforward access to the bathroom and remaining accommodation from the entrance hall.





## The bathroom

Supporting the two bedrooms, the bathroom is appointed with a bath and shower over, wash basin and WC. A vanity unit provides useful concealed storage beneath the basin, completing the practical arrangement.





## The communal garden

Providing an attractive shared outdoor environment, the communal garden features broad lawned areas framed by established trees, hedging and varied planting. Paved pathways extend through the grounds and connect different parts of the development, while the mature surroundings provide an enjoyable setting for residents.









## The parking

A garage is provided for the apartment within a nearby block, offering valuable space for parking or storage. It is approached along a private road serving the development. Prospective purchasers should note that the property does not include an allocated parking space outside the garage.



## Location

Cameron Court occupies an established residential setting on St. Andrews Road in Malvern. The area provides convenient access to the town's broad selection of shops, services and leisure facilities, supporting a range of everyday requirements. Malvern is widely appreciated for its distinctive surroundings and offers opportunities for walking and outdoor recreation. General schooling options and public transport connections are available within the wider area, while road links provide access to neighbouring towns and regional centres. This location combines the convenience of town living with access to the attractive landscapes 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 EE, O2, Three and Vodafone. (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 B.

## Agent Note

The property is leasehold with 957 years remaining on the lease.





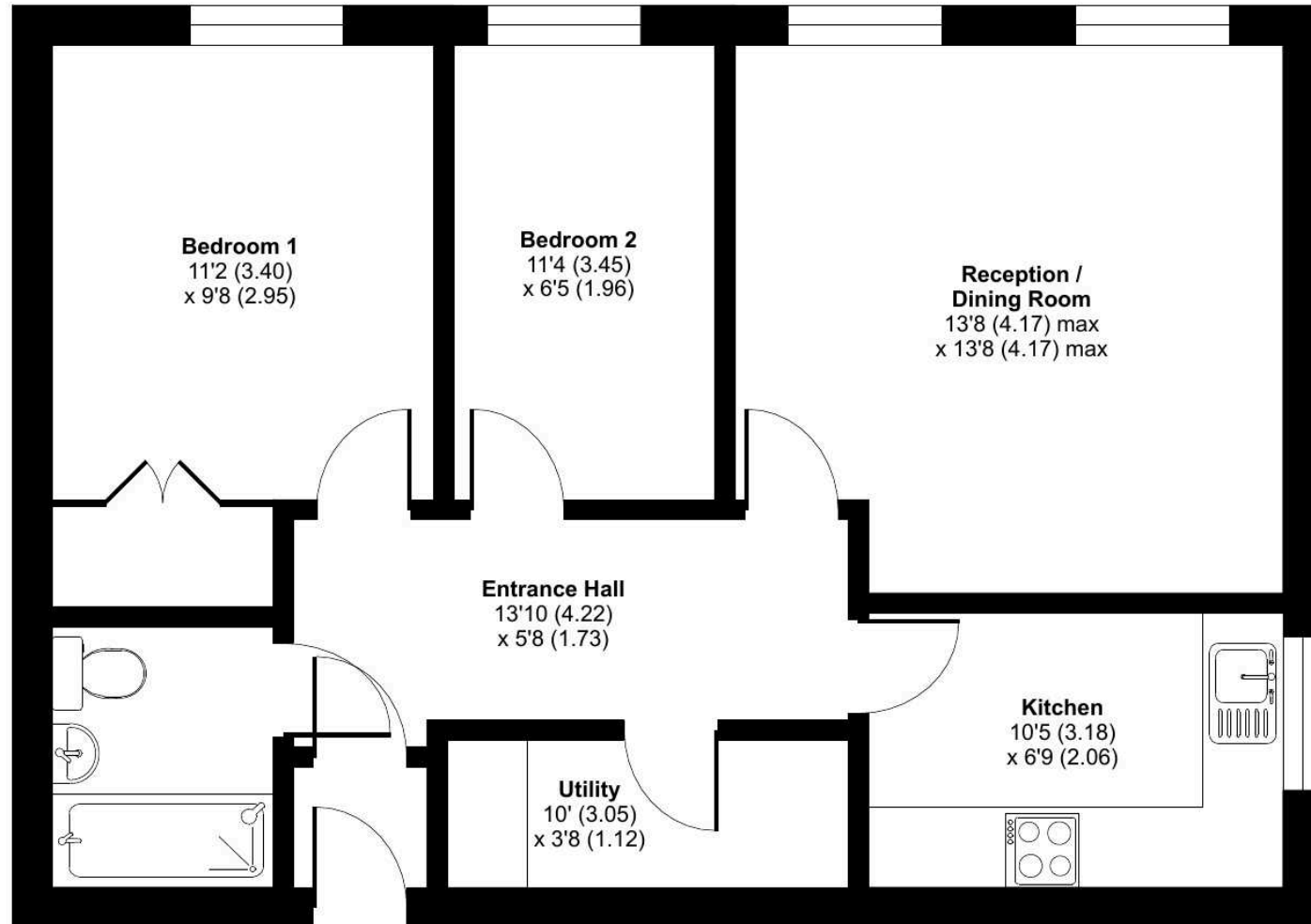


# St. Andrews Road, Malvern, WR14

Approximate Area = 646 sq ft / 60 sq m

For identification only - Not to scale

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    | 78 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Andrew Grant. REF: 1500625



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.





Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)