



Apt 2 Beacon Court 20 Albert Park Road, Malvern, WR14 1GT
Guide Price £375,000

 3  2  1  B

Philip Laney & Jolly Malvern welcome to the market this exceptional three bedroom ground floor apartment, beautifully positioned on the sought after Albert Park Road in Malvern.

Set within attractive landscaped grounds with delightful views of mature trees and views of North Hill and the Beacon in winter. This spacious home offers a wonderful balance of privacy, comfort and convenience in a peaceful setting. Ideally located, the property is within walking distance of Malvern Link railway station, Waitrose and Malvern town centre and on a bus route providing excellent access to everyday amenities and transport connections.

The generous living and dining room overlooks a charming private front patio garden, creating an inviting space for both everyday living and entertaining. Elegant French doors provide direct access to the rear garden and lead through to a patio area, with access to the beautifully maintained communal garden at the rear, offering the perfect place to relax and enjoy the surroundings.

The property also benefits from a well appointed fitted kitchen designed with both practicality and style in mind. Three well proportioned bedrooms are complemented by two modern bathrooms, providing flexible accommodation ideally suited to families, professionals or those looking to downsize without compromise.

Forming part of an exclusive development of just six apartments, residents enjoy a genuine sense of community with each owner holding a share of the freehold through the management company.

Further benefits include off road parking for two vehicles together with an electric vehicle charging point and double 13A power socket, making this an outstanding opportunity to enjoy comfortable living in one of Malvern's most desirable locations.

EPC: B Council Tax Band: D Tenure: Leasehold

Entrance Hall

Two ceiling light points. Radiator. Storage cupboards one of which housing hot water tank. Doors off to:

Living-Diner

Ceiling light point. Wall light points. Two radiators. Double glazed French doors with windows either side leading out onto private garden area.

Kitchen

Matching wall and base units with worksurfaces over. Integrated Bosch washing machine, Neff dishwasher, fridge-freezer and Neff oven and grill. Stainless steel sink and drainer. Tiled splashback. Double glazed window to side aspect. Gas hob with extractor fan over. Cupboard housing gas boiler installed in 2025.

Internal Hallway

Radiator. Wall light points.

Main Bedroom

Double glazed window to rear aspect. Two built in wardrobes. Ceiling light point. Two wall light points. Radiator.

Ensuite

Ceiling spotlights. Shower cubicle. Wash hand basin inset into vanity unit. Low level WC. Chrome heated towel rail.

Bedroom Two

Double glazed window to rear aspect. Radiator. Ceiling light point. Wall light points.

Shower Room

Ceiling spotlights. Wash hand basin inset into vanity unit. Low level WC. Chrome heated towel rail.

Bedroom Three

Built in wardrobe. Double glazed French doors leading onto communal patio and gardens to the rear. Ceiling light point. Wall light points. Radiator.





Private Garden Area

Patioed seating area at the front. Gated side access. Large planters.

Council Tax MHDC

We understand the council tax band presently to be : D

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Floorplan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Parking

Parking for the property is two allocated parking spaces with electric charging point.

Property to sell?

If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Tenure

We understand (subject to legal verification) that the property is Leasehold.

999 year lease from 2007

Please note that within the terms of the lease pets are not allowed.

Each owner holds a share of the freehold through the management company, which sets the monthly service charge fee. This is currently £185 which includes buildings insurance, management charges, gardening and maintenance of the drive, cleaning of hall and stairs and painting communal internal areas and external woodwork

Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Viewings

Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EE- Good outdoor and in-home

O2- Good outdoor, variable in-home

Three- Good outdoor and in-home

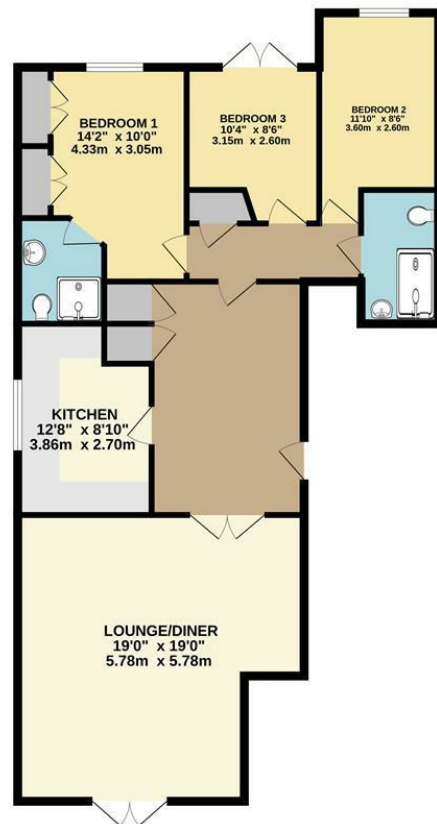
Vodafone- Good outdoor, variable in-home

Broadband

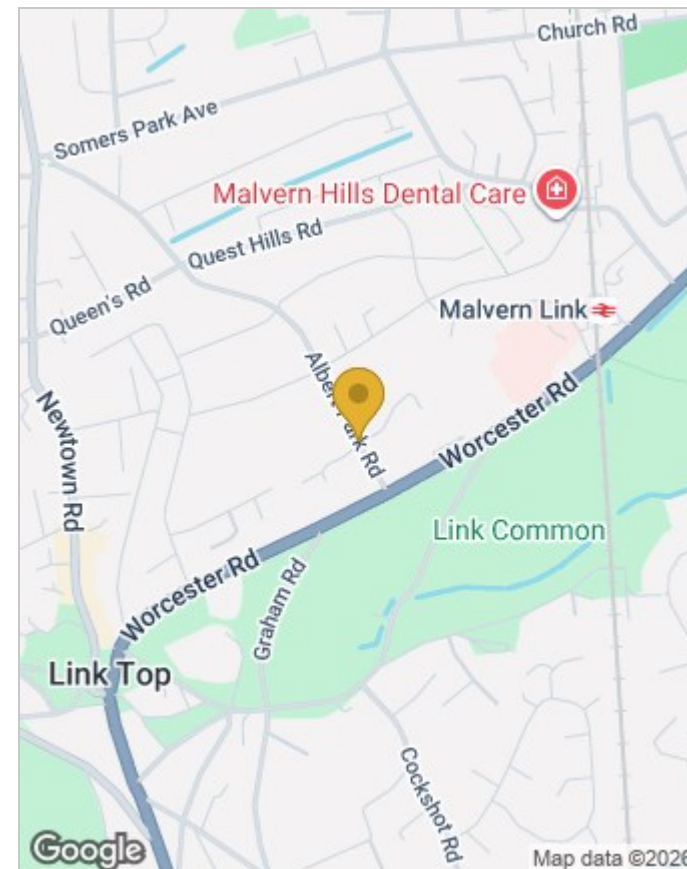
We understand currently full fibre broadband is being installed shortly at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.