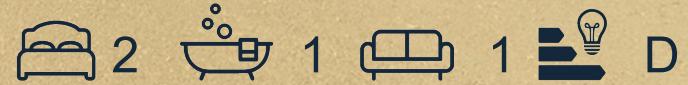




8 Inchbrook House, 171-173, Worcester Road, Malvern, WR14 1EX  
Guide Price: £199,500

Philip Laney & Jolly

THE PROPERTY PROFESSIONALS



Philip Laney & Jolly Malvern, Worcestershire welcome to the market Flat 8 Inchbrook House, a charming second-floor apartment located on the Worcester Road. This property is well presented throughout with original features and offers a delightful atmosphere for its occupants.

The apartment enjoys two well-proportioned bedrooms, making it ideal for couples, small families, or individuals seeking extra space. The entrance hall welcomes you into the home, leading to a spacious living room that provides a perfect setting for relaxation and enjoying a wonderful outlook of the common to the front aspect. The kitchen is thoughtfully designed, ensuring functionality while maintaining a stylish appeal.

The bathroom is conveniently located, serving both bedrooms and guests alike. One of the standout features of this property is the availability of two allocated parking spaces, a rare find in such a desirable location.

Inchbrook House is ideally situated between Great Malvern and Malvern Link, placing you within easy reach of local shops and amenities. The proximity to Malvern Link railway station further enhances the appeal, providing excellent transport links for commuters or those wishing to explore the surrounding areas.

This apartment is a wonderful opportunity for anyone looking to enjoy modern living in a vibrant community. With its blend of character and convenience, Flat 8 Inchbrook House is not to be missed.

EPC - D Council Tax Band: B Tenure: Leasehold

#### COMMUNAL HALLWAY

With two flights of stairs leading to the front door of Apartment 8.

#### ENTRANCE HALL

With ceiling light point and doors to all rooms.

#### LIVING ROOM

Having a large double glazed sash window to the front enjoying views overlooking the common, ceiling light point and ceiling rose, feature cast iron fireplace with wooden surround and mantel over, original style built in cupboard with drawers under, night storage heater. Carpet flooring.

#### KITCHEN

Fitted with a range of base and eye level units and granite effect work surface over, one and a half bowl stainless steel sink unit with mixer tap over and drainer, integrated Belling electric single oven with four point ceramic induction hob and extractor hood over, space for fridge/freezer, space and plumbing for washing machine/dishwasher. Sash window to side aspect, ceiling light point, tiled floor.

#### BEDROOM 1

Having double glazed sash window to the rear aspect with views, ceiling light point, feature cast iron fireplace with wooden surround and mantel over. Carpet flooring.

#### BEDROOM 2

With double glazed sash window to the rear aspect, feature cast iron fireplace with surround and wooden mantel over, ceiling light point, ceiling rose, electric heater. Carpet flooring.

#### BATHROOM

Fitted with a white suite comprising low level WC, panelled bath with electric shower over, inset wash hand basin with mixer tap set into vanity unit, tiled splashbacks, ceiling light point, hatch to loft space, extractor fan, heater, vinyl flooring, door to airing cupboard housing hot water tank with wooden slatted shelving.

#### OUTSIDE

The property benefits from two allocated off road parking spaces to the rear of the property, attractive communal gardens with multiple sitting areas and a clothes drying area. Two further guest spaces and benefits from direct access onto the common.





## SERVICES

Mains electricity, 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 free from defects or in working order.

## TENURE

We understand (subject to legal verification) that the property is leasehold with approximately 178 years remaining on the lease.

Lease started on the 01/01/2005 for 199 years until the 01/01/2204

Current Service Charge is £150pcm

## COUNCIL TAX BAND - B

Purchasers are advised to confirm this with Malvern Hills District Council.

## FLOORPLAN

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

## VIEWING

Strictly by appointment with the Agents. We are open from 9.00 to 5.30 Monday to Friday and 10 am to 2pm on Saturdays.

## DIRECTIONS

From the agents offices in Great Malvern proceed from the agents offices in Great Malvern turn left and go through two sets of traffic lights and Inchbrook House can be found on the left hand side as denoted by the Agents for sale board.

## 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.

## Property to sell?

If you have a property to sell in Worcester 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 Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

## 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.

## Broadband

We understand currently Fibre to the Cabinet Broadband is available at this property.

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

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

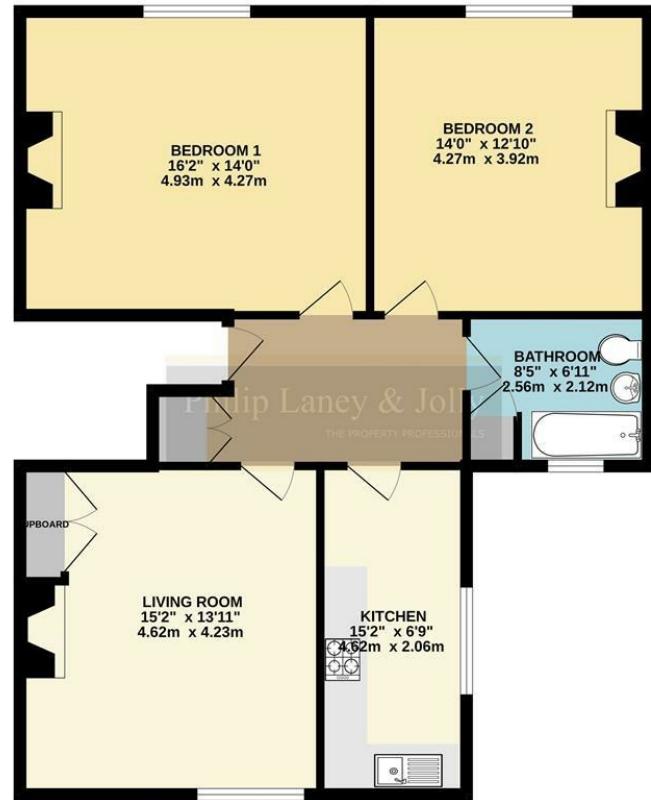
## Parking

Parking for the property is to the rear with two allocated parking spaces

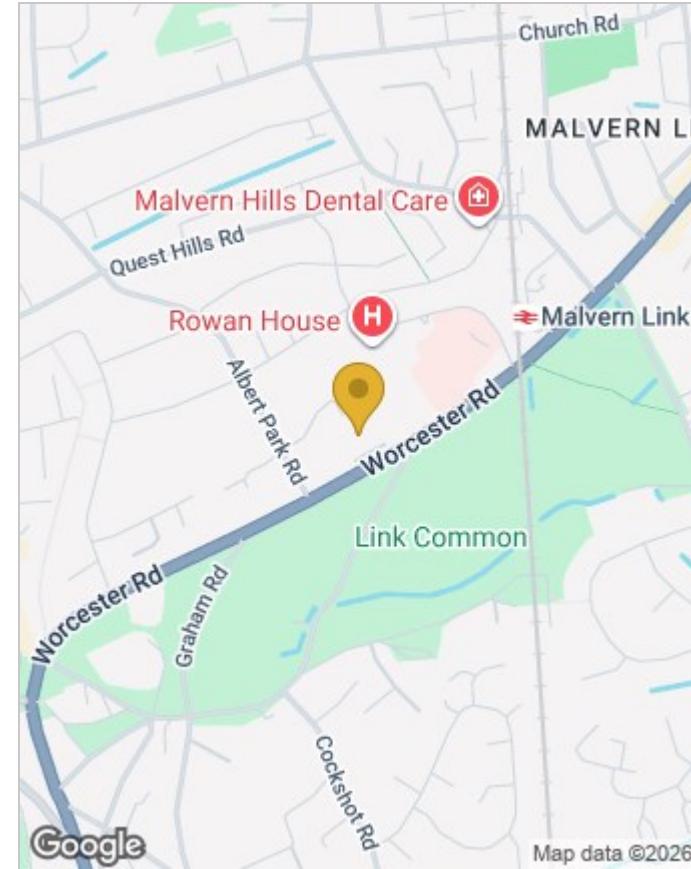
## Mobile Coverage

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

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



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 and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(92-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	79
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 firms employment has the authority to make or give any representation or warranty in respect of the property.