



Flat 14 Priory Court 28-30, Malvern, WR14 3DR  
Guide Price £240,000



Philip Laney & Jolly Malvern offer this spacious first floor apartment situated on the desirable Priory Road in Malvern, presenting an excellent opportunity for buyers seeking generous accommodation in a prime location. Cosmetic improvements are invited, allowing purchasers to personalise and enhance the property to their own taste.

The apartment features three well proportioned double bedrooms and a generous reception room that opens into a bright and airy living and dining space, ideal for both relaxing and entertaining. From here, doors lead onto a covered balcony enjoying wonderful elevated views.

The kitchen provides ample space for everyday cooking, while the bathroom is conveniently positioned to serve both residents and guests. Double glazing throughout helps to create a warm and comfortable environment.

Further benefits include a long lease and no onward chain, enabling a straightforward purchase process. A garage is also included, offering secure parking and useful additional storage.

This is a fantastic opportunity to acquire a well located apartment with excellent potential on one of Malvern's most sought after roads.

EPC: C Council Tax Band: C Tenure: Leasehold

#### Communal Entrance

Stairs rising to first floor landing.

#### Entrance Hallway

Built-in storage cupboard with shelving and hanging rail. Ceiling light point. Doors off to all rooms.

#### Living/Dining Room

UPVC double glazed window enjoying a wonderful front aspect outlook. Double glazed window to the side and double glazed door opening to the balcony. Two electric radiators. Ceiling light point.

#### Balcony

Covered balcony enjoying stunning views to the front aspect.

#### Kitchen

Double glazed window to front aspect. Kitchen fitted with a range of wall and base units with worksurface over. Stainless steel sink and drainer. Space for electric oven and space and plumbing for washing machine. Space for fridge freezer. Ceiling light point.

#### Bedroom One

Double glazed window to front aspect with far reaching views. Electric heater and ceiling light point. Built-in storage unit with shelving plus built-in wardrobe with bi-fold doors, shelving and hanging rail. Wall mounted electric heater.





#### Bedroom Two

Double glazed window to rear aspect. Built-in wardrobe with shelving and hanging rail. Ceiling light point and wall mounted electric heater.

#### Bedroom Three

Double glazed window to rear aspect. Built-in storage heater. Ceiling light point.

#### Bathroom

Wall shower attachment, pedestal wash hand basin and low level WC. Vanity cupboard with shaver point., Heated towel rail. Ceiling light point. Airing cupboard housing hot water tank and shelving.

#### Garage

Up and over door.

#### Tenure

We understand that the property is offered for sale Leasehold.

999 years lease with 988 years remaining

Service charge £182.88 pcm

#### 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 in working order or free from any defects.

#### 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.

#### Council Tax MHDC - Malvern

We understand the council tax band presently to be : C

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).

#### Broadband

We understand currently is Full Fibre Broadband available to order at this property.

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

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

#### 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>

#### 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.

#### Verifying ID

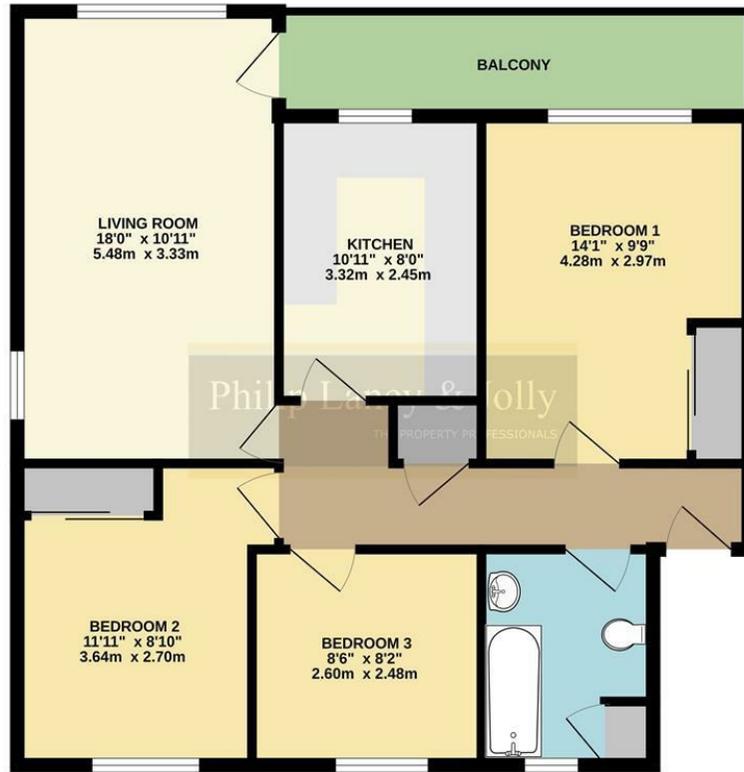
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, 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

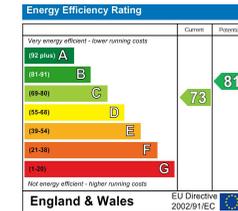
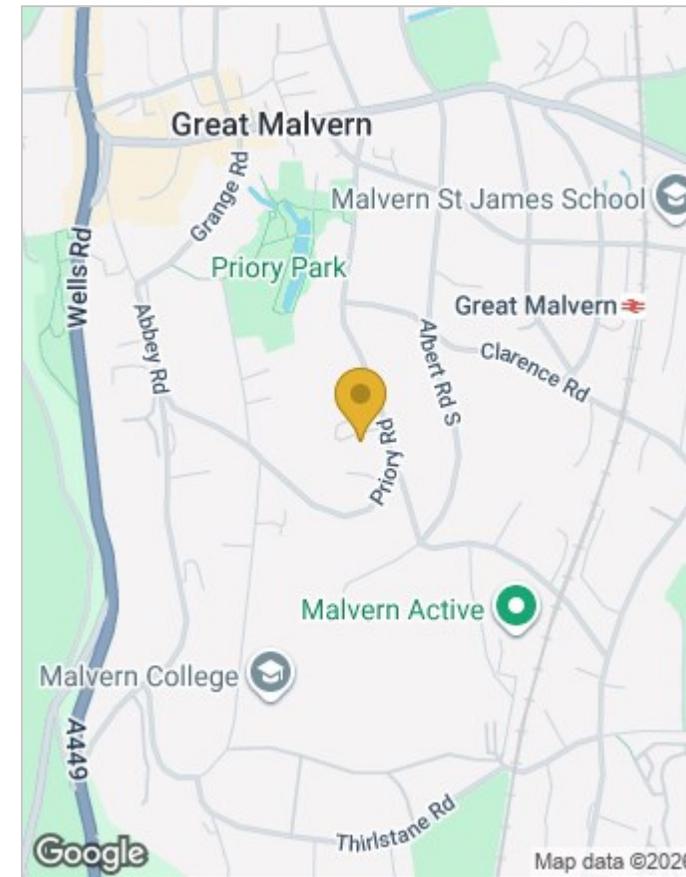
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.



FIRST FLOOR



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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## 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.

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