Denny & Salmond

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Residential Sales & Letting Agents

Apartment 4, Royal Well Court West Malvern Road

West Malvern, WR14 4EW

Welcome to this charming spacious first-floor apartment located on the western slopes of the Malvern Hills, within easy reach of the village of Colwall and the picturesque town of Malvern. The property benefits from a generous open-plan kitchen living room, two double bedrooms, the master bedroom features an en suite bathroom. With gas-fired central heating and the parking provision for two vehicles, this apartment requires an internal viewing.

£169,950

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The premises at Royal Well Court dates back to 1905 and was initially constructed for the production of Malvern Water and subsequently became a brewery. In 1998 Royal Well Court was converted in to nine residential apartments.

Communal Entrance

Intercom entrance into the Communal Entrance Hall. With doors off to the ground floor apartments and stairs rise to the upper floors. Tiled flooring, window to the side aspect. Radiator. Apartment 4 is located on the First Floor.

Entrance Hall

Door into the Entrance Hall with a feature circular illuminated display set back in to the wall. Doors off to both bedrooms and bathroom and opening to the open plan Kitchen Living Dining Room. Door to a cupboard housing the electric meter and a further door to a storage cupboard. Spotlights to ceiling, Radiator.

Living Dining Room

19'8" x 16'4" (6m x 5m)

Stepping down in to a spacious Living Dining Area with French doors opening out to a Juliette balcony. Spotlights to ceiling and additional wall lighting. Two double glazed windows to the side aspect and two radiators.

Kitchen

13'1" x 6'6" (4m x 2m)

Comprehensively fitted with a range of base and eye level units, working surfaces and tiled splashback. Stainless steel sink unit with drainer and mixer tap, integrated undercounter fridge, freezer and dishwasher. Space and plumbing for washing machine, slot in oven with eight ring gas hob, tiled splashback and extractor above. Tiled flooring and spotlights to ceiling.

Bedroom One

12'9" x 12'1" (3.9m x 3.7m)

Two double glazed windows to the side aspect, two radiators, spotlighting to ceiling and door to bathroom en-suite.

En-Suite Bathroom

Fitted with a white suite comprising pedestal wash hand basin and panel bath with mixer tap and shower attachment. Fully tiled walls and tiled flooring, "ladder" style radiator, spotlights and extractor to ceiling.

Bedroom Two

12'1" x 8'10" (3.7m x 2.7m)

Currently used as an office, with double glazed French doors that open out on two a pedestrian footbridge and steps which takes you to the communal garden. walkway and steps which lead you out to the communal gardens.

Bathroom

The Bathroom fitted with a white suite comprising, pedestal wash hand basin, low flush WC and panel bath with mixer tap and shower attachment. Fully tiled walls and flooring, shaver point, "ladder" style radiator, spotlights and extractor to ceiling.

Outside

The communal hillside gardens benefit from a paved seating area with an additional decked terrace.

Royal Well Court benefits from a private parking area, Apartment 4 has two parking spaces and there are also visitor spaces.

Council Tax Band

We understand that this property is council tax band C.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Tenure - Share of Freehold

We are advised (subject to legal verification) that the property is leasehold on a 999 year lease from June 1998. The owner of number 4 has a 1/9th share of Royal Well Court Management Company which owns the freehold of the building. There is a service charge of £200.00 per month which covers the cost of the running and maintenance of the building and grounds, management fees and buildings insurance. We are advised the the block managing agent is Philip Laney and Jolly.

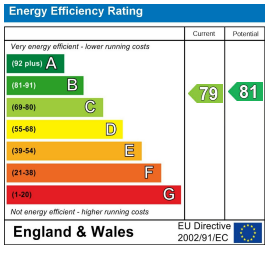
Disclosure

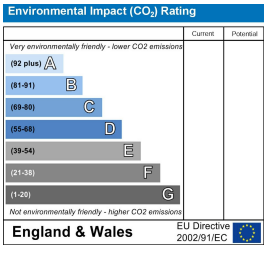
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Floor Plan





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