



**6 Cowleigh Court 87 Cowleigh Road, Malvern, WR14
1QL**

Price Guide £350,000

A spacious first floor apartment within a converted Victorian building, which has historically been a Convent and a school and is situated less than a mile from the centre of Great Malvern. This elegant building has a sweeping drive and retains many original features. The flat, in brief, comprises: private entrance, hallway with cupboards and washing machine cupboard, two double bedrooms and one further bedroom/office, fitted dining kitchen, gracious living/dining room, bathroom and shower room. There is a super verandah from the landing and also their own 'courtyard'. Spectacular views across the Severn Valley, lovely communal gardens, off road parking by the entrance, and an en bloc garage, plus an area for external clothes drying.



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ENTRANCE HALLWAY

Front door opening into hallway with built-in cupboard with plumbing and space for washing machine and dryer, built-in cloaks cupboard, stairs to first floor with side facing sash window, radiator with cover.

LANDING

Side facing sash window, doorway to patio with stone ballustrades and far reaching views, door to:

BATHROOM

With white suite comprising: bath with shower enclosure and screen, close coupled WC, vanity unit, hand basin, obscure glass sash window, ladder style radiator, mirror fronted medicine chest, shelf.

INNER HALLWAY

Two radiators, entry phone, access to loft hatch (roof space does not belong to the apartment), built-in display cupboard. Doors off to:

BEDROOM

Front facing window with far reaching views, radiator, built-in wardrobe with hanging rails and high level cupboards over.

BEDROOM ONE

Rear facing twin sash windows with lovely views over the garden, built-in wardrobe, radiator.

SHOWER ROOM

Obscure glass sash window, glazed shower cubicle, close coupled WC, built-in hand basin with shelf over and cupboards under, ladder style radiator.

STUDY/BEDROOM

Rear facing sash window with lovely views over the gardens, built-in wardrobe with high level cupboard over, radiator.

DINING KITCHEN

Twin rear facing sash window with lovely views of the garden, fitted range of matching wall and base units, with inset stainless steel sink unit, broom cupboard, plate rack, built-in microwave and oven,, inset gas hob with cooker hood over, built-in fridge and freezer, integral dishwasher, radiator, alcove with further built-in base units and shelving.

LIVING/DINING ROOM

A gracious and spacious living room with twin rear facing sash windows with glorious panoramic views, beautiful fireplace with tiled hearth, inset book shelves.



EXTERNALLY

Flag stoned fore garden to the front door, balcony to the side with tap and power point, garden and gate between this and number 3.

There is parking along the driveway and also in front of the garage. The glorious communal gardens are terraced with pebbled walkways, shrub and flower borders, lawned area with shed and communal fire pit and further lawned area. The driveway sweeps up from the Cowleigh Road, and to the garages en bloc. Beyond the garages is an area with rotary clothes lines.

DIRECTIONS

From the Allan Morris office in Malvern proceed along the Worcester Road towards Link Top. After a short distance turn left signed towards West Malvern and Bromyard into North Malvern Road. Take the first right turning into Cowleigh Road and continue for a short distance. After passing the junctions with Belvoir Bank and Hornyold Road continue for a short distance and Cowleigh Court sits above the road on the left hand side, just before the turning to Old Hollow. For more details or to book a viewing please call the Malvern office on 01684 561411.

what3words

LEASE DETAILS

The flat is Leasehold, with the owners having a one sixth share of the Freehold. The Lease is 999 years from 2005.

We understand the monthly service charge is £165.00 pcm with occasional top-ups required. These have been prepaid until end of July 2026.





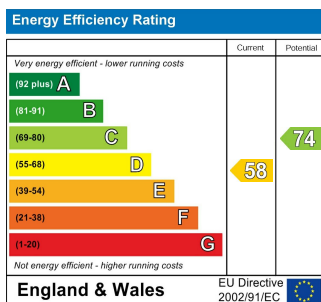
TENURE: We understand the property to be Leasehold with a share of the Freehold, but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Carpets and light fittings are included in the sale, but other items may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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