



10 Victoria Road, Great Malvern, WR14 2TD

£520,000

A ground floor, garden apartment in a central, sought after Great Malvern location with Waitrose supermarket, Malvern Theatres and cinema, a leisure centre, mainline train station within a short walk, plus a range of cafes and restaurants. The property has views of the hills from the front and its own private garden. Briefly comprising:- communal reception hall with doors to Apartments 1 and 2, private reception hall with store cupboard, lounge/dining room with dual aspect windows, fitted cupboards and shelving, kitchen/breakfast room with appliances, three bedrooms including a master bedroom with built in and fitted wardrobes with an en-suite shower room, dual aspect bedroom two with fitted wardrobes, bedroom three plus a large bathroom with roll top bath and separate shower. Outside the Apartment are two areas of private garden including a herb garden with shed and a separate garden with patio and mature shrub beds, with a feature magnolia tree and a lovely aspect towards the hills. The property benefits from gas central heating and double glazing.



2 Jubilee Court, 10, Victoria Road, Great Malvern, WR14 2TD

The property has had double glazed sash windows fitted, extra built in storage to reception room and bedrooms. There are dado rails and picture rails throughout, plus ceiling coving. The heating is from a Worcester combi boiler located in the kitchen, the radiators have decorative covers. The kitchen and ensuite have been replaced.

Main entrance door opens to hall also giving access to Apartment 1 with a cupboard with electricity meters for all three apartments. Part glazed front door opens to :-

RECEPTION HALL

With three radiators, wall lights,, door to storage cupboard. Doors to:-

LOUNGE/DINING ROOM 19'8" x 13'5" min 18'0" max (6m x 4.1m min 5.5m max)

Front aspect window with view of the hills, side aspect bay window, two radiators, stone fireplace with living flame gas fire, large mirror over, fitted cupboards and shelving suitable for a tv, further fitted storage cupboards and display shelving.

BREAKFAST KITCHEN 15'4" x 11'1" (4.68m x 3.39m)

Rear and side aspect windows. Fitted units to three walls inc range style cooker with five ring gas hob, double electric ovens, double sink unit with mixer tap, integrated Siemens dishwasher, Bosch washing machine, White Knight tumble dryer, space for fridge freezer (appliance included), tv aerial point, telephone point, cupboard housing Worcester gas central heating boiler.

BEDROOM THREE 11'10" x 10'5" (3.61m x 3.2m)

Rear aspect window, radiator under.

BEDROOM TWO 14'9" x 13'5" (4.5m x 4.1m)

Two rear and side aspect windows, two radiators, fixed bookshelves, two fitted wardrobes with hanging and shelving, tv point, telephone point.

BEDROOM ONE 14'7" x 14'5" (4.47m x 4.4m)

Two front aspect windows with views of the hills, radiators under, two large built in cupboards, fitted wardrobes to one wall. Door to:-



ENSUITE

Side aspect opaque double glazed window, shower enclosure with rainfall shower and adjustable shower, wash basin with cupboard under, close coupled wc, heated towel rail, tiled walls, large mirrored cupboard.

BATHROOM 9'8" x 6'10" (2.96m x 2.1m)

Side aspect opaque double glazed window, freestanding ball and claw bath with mixer tap and hand held shower, pedestal wash basin, concealed cistern wc, large shower enclosure with thermostatic shower, extractor fan, radiator, heated towel rail, large fitted mirror.

OUTSIDE

To the front of the house are two private areas of garden surrounded by beech hedging, including a herb garden with water feature, gravel paths and a garden shed. The larger garden has two areas for sitting out, space for a rotary clothes line, mature shrubs and flowering plants and a feature magnolia grandiflora tree. There are views of the hills from the gardens.

Just behind Victoria Court is the car park with two allocated parking spaces.

LEASE INFORMATION

The property is LEASEHOLD WITH A ONE THIRD SHARE OF THE FREEHOLD. The lease is 999 years from 2002. The service charge is £200 per month. No pets allowed.

DIRECTIONS

From the Allan Morris office, proceed down Church Street and turn left at the traffic lights, turn first right after the library onto Como Road and proceed to the junction. Victoria Court is on the corner with Como Road and Victoria Road.



GROUND FLOOR
1270 sq.ft. (118.0 sq.m.) approx.



TOTAL FLOOR AREA: 1270 sq.ft. (118.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, levels and other items are approximate and no responsibility is taken for any error. Prospective purchasers should verify the accuracy of the description and measurements by their own surveyors. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. See also the Energy Performance Certificate (EPC) for the property.

TENURE: We understand the property to be Leasehold, with a 1/3 share of the Freehold, but this point should be confirmed by your solicitor.

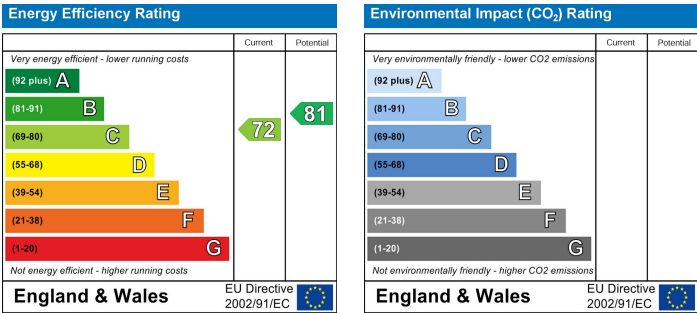
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. The carpets, curtains and blinds are included in the sale. Other items may be available by separate arrangement

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

ENERGY PERFORMANCE RATINGS: Current: C72 Potential: B81

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars



Offices also at:

Worcester Upton upon Severn	Droitwich Pershore	Redditch Kidderminster	Bromsgrove Stourport on Severn	Barnt Green Bewdley	Malvern Mayfair London
--------------------------------	-----------------------	---------------------------	-----------------------------------	------------------------	---------------------------