Allan Morris
estate agents

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Great Malvern
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13 Leamington Court 205A Wells Road, Malvern, WR14 4HF

£139,000

A characterful and spacious ground floor one double bedroom apartment with parking for sale with no onward chain. Spacious open plan living comprising of: communal hall with phone entry system, personal hall with storage, large lounge diner with tall windows and walk in store cupboard open plan with kitchen, double bedroom, full bathroom. Communal gardens with far reaching countryside views over the Severn Valley, allocated parking space and additional visitors spaces, no onward chain.

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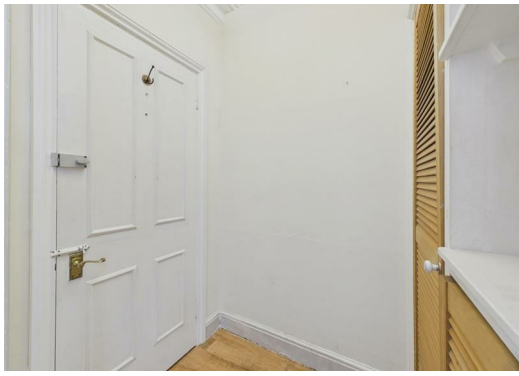
OFFICE GROUP

13 Leamington Court, 205A Wells Road, Malvern, WR14 4HF



COMMUNAL ENTRANCE
Communal front door opening to ground floor communal hall. Follow the hall around to the right and the personal door to the flat is on the right hand side.

PERSONAL HALL
Ceiling light point, smoke alarm, range of bespoke storage and coats cupboard, wood plank effect floor, doorway to:

LOUNGE/DINER 16'1" x 12'2" (4.92m x 3.72m)
Twin front aspect sash windows, coving, picture rail, four wall light points, extractor, feature fire surround with gas fire point, large built-in storage cupboard, open plan with steps down to:

FITTED KITCHEN 12'11" x 5'3" (3.95m x 1.62m)
Kitchen comprising of a range of floor mounted units under a wood block work surface, inset Belfast style sink with mixer tap over, integral electric hob with oven below, space and plumbing for washing machine, space for further appliance.

BEDROOM 10'1" x 9'10" (3.08m x 3.01m)
Double doors to bedroom, front aspect sash window, coving, picture rail, ceiling light point, wall mounted programable electric radiator, door to:

BATHROOM 6'10" x 5'8" (2.09m x 1.75m)
Ceiling light point, coving, picture rail, white suite comprising: panel bath with shower over and screen to side, contemporary glass wash hand basin on wooden table with mixer tap over, heated chrome towel rail, part tiled walls, extractor, tiled floor.

COMMUNAL GARDENS AND PARKING
The property is accessed from the Wells Road via a wide driveway which opens to an allocated parking space and additional visitor parking. At the rear of the building are attractive communal grounds which can be accessed via steps by the visitor parking or a path also leads down to the garden. The garden has a far reaching rural outlook over the Severn Valley.

LEASEHOLD
The property is leasehold with a share of the freehold. The lease has 986 years to run. The yearly service charge from September 2025 - March 2026 is £1200

DIRECTIONS

From the Allan Morris office in Great Malvern turn right onto the Wells Road. Proceed along past the Peachfield Common on the left, past the local shop on the left and go on past the garage on the right. Leamington Court is short distance further on, on the left with stone eagles on the gate pillars. The visitors' parking is on the left between the two buildings. To arrange a viewing or with any queries please call us on 01684 561411 or email malvern@allan-morris.co.uk

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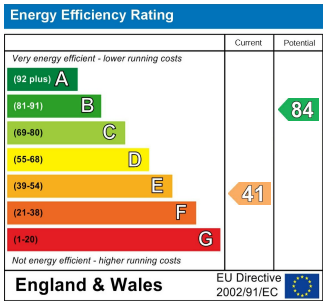
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, 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: A

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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