

Philip Laney & Jolly



1 Victoria Road, Malvern, WR14 2TD  
Price £345,000

3 2 1 E



Philip Laney and Jolly Malvern welcome to the market this beautifully presented three bedroom mid floor apartment in a highly sought after location in Great Malvern. The property is just a short walk from a wide range of shops, Malvern Theatres and cinema, Waitrose supermarket, The Splash leisure centre and gym, as well as local cafés and restaurants.

The apartment offers spacious and versatile accommodation including a large hallway, three well proportioned bedrooms, two bathrooms, a sitting and dining room and a modern fitted kitchen and breakfast room with integrated appliances. All rooms benefit from large original sash windows which allow plenty of natural light to fill the space.

Externally, the property has two allocated parking spaces, three visitor spaces and access to well maintained communal gardens with separate seating areas for relaxing or entertaining. The apartment is offered for sale with no onward chain and represents an excellent opportunity for a range of buyers including families, professionals or those looking for a stylish second home.

EPC: E Council Tax Band: C Tenure: Leasehold

**ENTRANCE**

Communal entrance hall with stairs leading upto Apt 3 on the first floor.

**ENTRANCE HALLWAY**

Wooden door leading into hallway. Intercom, wall mounted mirror, ceiling light point and smoke alarm. radiator and doors to kitchen, lounge and bedrooms.

**SITTING/DINING ROOM**

17'9" x 12'6" (5.4 x 3.8)

Two single glazed sash windows to front and side aspects with built-in wooden shutters. Electric fire with marble effect composite mantle, marble hearth and mirror above. Ceiling light point and 4 x wall mounted lights. Radiator and carpet. Picture rail.

**KITCHEN/BREAKFAST ROOM**

15'1" x 13'1" (4.6 x 4)

Two sash windows to front and side aspects with fitted shutters. Range of soft close contemporary wall and base units with stone worktops. Stainless steel sink with 2 way chrome tap. Integrated 'AEG' washer dryer, 'Fisher & Paykel' fridge freezer and 'Bosch' dishwasher. Built in 'Bosch double oven and 'Bosch' induction hob with glass splash back. Built-in extractor fan. 'Worcester Bosch' combi boiler. Wood effect Karndean flooring. Space for dining furniture.

**BEDROOM 1**

15'5" x 12'6" (4.7 x 3.8)

Sash window to side aspect (fitted with blinds) . Built-in wardrobe. Ceiling and wall light point. Radiator. Picture rail. Carpet throughout. Door to:







#### **ENSUITE SHOWER**

Obscure single glazed sash window with fitted blinds to rear aspect. Walk-in mains shower with rainfall shower head, ceramic sink with chrome tap and under counter storage with mirror above and low level WC. Chrome heated towel rail. Ceiling light point. Tiled flooring. Extractor fan.

#### **BEDROOM 2**

10'10" x 10'10" (3.3 x 3.3)

Sash window to side aspect (with fitted blinds). Built-in wardrobe. Ceiling light point. Door to external hallway and family bathroom. Carpeted throughout. Picture rail.

#### **BEDROOM 3**

9'10" x 7'3" (3 x 2.2)

Single glazed sash window with blinds to side aspect. Radiator and ceiling light point. Carpet and picture rail.

#### **FAMILY BATHROOM**

Sash window to rear aspect (with fitted blinds). Bath with overhead shower, ceramic sink with chrome taps and low level WC. Mirror with built-in lights. Heated towel rail. Ceiling light point and extractor fan. Tiled flooring and splashback.

#### **OUTSIDE**

Shared communal gardens mainly laid to lawn and planted with a variety of mature trees and shrubs. Seating areas, two allocated parking spaces for Apt 3 and three parking spaces for visitors.

#### **TENURE**

We understand (subject to legal verification) that the property is leasehold with 109 years remaining on lease. Current ground rent is £125 plus £25 for extra parking space (each half year). Current service charge is £1500 (half year) with buildings insurance included. Council Tax Band: C

Management Fee includes, gardening, buildings insurance, all exterior upkeep and repairs

Pets: Small dogs/cat with permission from the Board and other residents.

#### **SERVICES**

Mains electricity, gas, 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 free from defects or in working order.

#### **FLOORPLAN**

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

#### **VIEWINGS**

Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from 09.00 to 17:00 Monday to Friday and 10:00 to 14:00 on Saturdays.

#### **EXTERNAL HALLWAY**

Hanging space. Fuseboard and ceiling light point. Carpet.

#### **COUNCIL TAX MHDC**

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 Full Fibre Broadband is available at this property.

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

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

#### **Mobile Coverage**

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

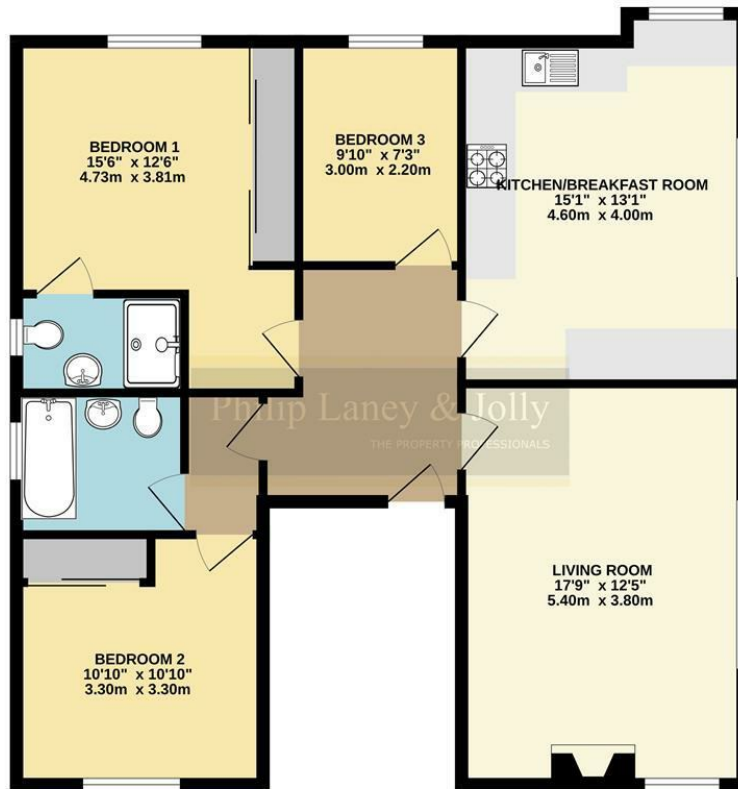
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### **Parking**

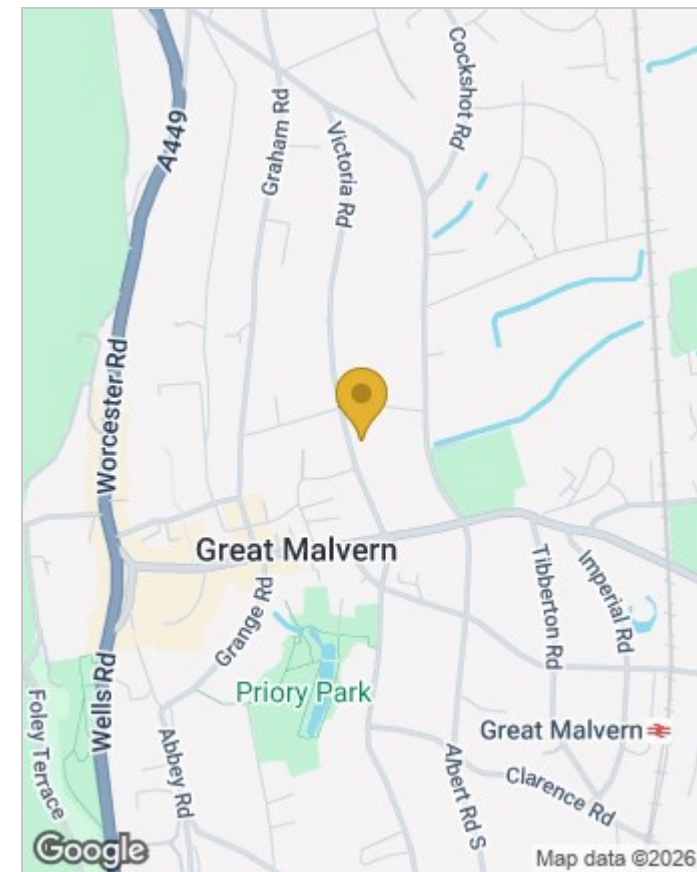
Parking for the property is provide with two allocated parking spaces plus visitors spaces available.



## 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

## 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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