

Philip Laney & Jolly



Osborne House 1A Victoria Road, Malvern, WR14 2TD
Offers Over £350,000



Philip Laney & Jolly Malvern are delighted to offer this exceptional three-bedroom apartment, beautifully positioned on the sought-after Victoria Road in the heart of Great Malvern. Accessed via a lift to its own private landing, this impressive apartment enjoys a wonderful sense of exclusivity and privacy, while also benefiting from breath taking views towards the Malvern Hills from the rear aspect. Combining spacious accommodation with modern comfort and convenience, the property is ideally suited for contemporary living.

The apartment welcomes you through a generous entrance hallway leading to a bright and elegant living room, creating the perfect setting for both relaxing and entertaining. A well-appointed kitchen dining room offers an excellent space for everyday living and social occasions alike.

The property enjoys three well-proportioned bedrooms, including a superb principal bedroom with en-suite facilities, while the remaining bedrooms are served by a stylish main bathroom. Stairs also provide alternative access to the apartment.

Further benefits include allocated parking, visitor parking spaces, beautifully maintained communal gardens and excellent access to nearby amenities, transport links and the vibrant town centre of Malvern.

This wonderful apartment presents an ideal opportunity for those seeking a stylish and low-maintenance home in an enviable location surrounded by the natural beauty of the Malvern Hills.

EPC: C Council Tax Band: C Tenure: Leasehold

Communal Entrance Hall

Electric wall mounted heater. Access to lift. Ceiling light point. Door to communal stairs.

Hall

Spacious and inviting area. Wood effect laminate flooring. Built in storage cupboard with shelving and light. Doors to all rooms.

Bathroom

Low level WC. Wash hand basin inset into vanity unit with shelving. Bath with shower attachment and glass screen. Heated towel rail. Tiled floor. Ceiling light point. Tiled walls.

Bedroom One

Double glazed patio doors with stunning views of the Malvern Hills and the communal gardens. Modern built in wardrobes. Radiator. Two ceiling light points.

Ensuite

Obscure double glazed window to ... Double width shower cubicle. Basin inset into vanity unit. Low level WC. Laminate flooring. Heated towel rail. Ceiling light point.

Bedroom Two

Double glazed window to front aspect. Built in wardrobe and dressing table. Radiator. Ceiling light point.

Bedroom Three

Double glazed window to side aspect. Built in wardrobe. Radiator. Ceiling light point.

Kitchen

Double glazed window to front aspect. Wooden Range of wooden wall and base units with quartz worktops over. One and a half sink and drainer. Four ring gas hob. Hotpoint oven and chrome hood. Hotpoint washer-dryer, dishwasher and fridge-freezer. Ceiling spotlights. Tiled floor. Radiator. to:

Living Room

Double glazed window to side aspect with Patio doors with views. well maintained communal gardens and Malvern Hills. Two ceiling light points. Two radiators. Stone effect fireplace with





Council Tax MHDC - Malvern

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).

Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Floorplan

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

Tenure - Leasehold

We understand (subject to legal verification) that the property is Leasehold.

There is currently 107 years remaining on the lease, which started at 125 years in 2008.

Current ground rent is £250 per annum £150 payable every 6 months

Service Charge is currently £266 per month

Services - Malvern

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 in working order or free from any defects.

Property to sell? Malvern

If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Viewings

Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

Parking

Parking for the property is one allocated parking space. Visitors spaces are also available.

Broadband Malvern

We understand currently fibre to the cabinet broadband is available at the property.

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

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

Mobile Coverage - Malvern

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

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

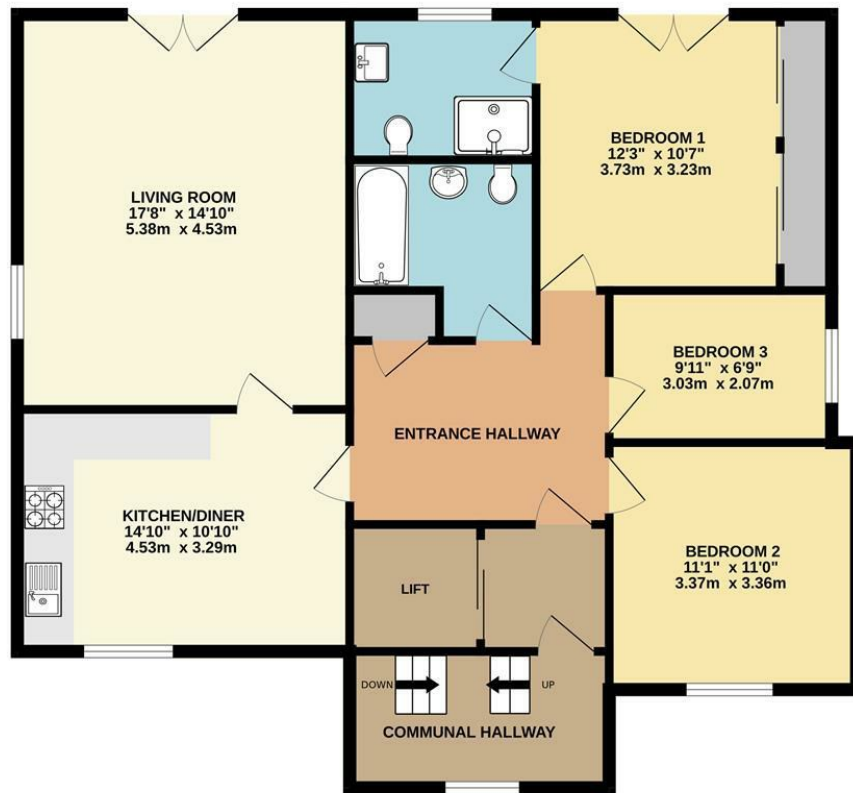
EE- Good outdoor and in-home

O2- Good outdoor and in-home

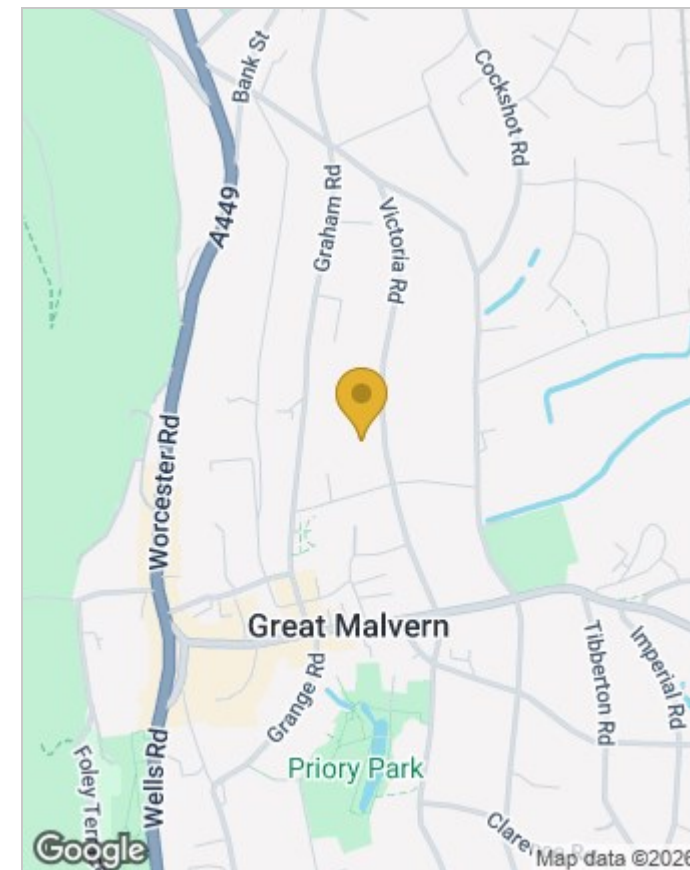
Three- Good outdoor and in-home

Vodafone- Good outdoor and in-home

SECOND 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		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)	80	80
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		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.

23 Worcester Road, Malvern, Worcestershire, WR14 4QY

Tel: 01684575100 | Email: office@pljmalvern.co.uk

<https://www.pljworcester.co.uk/>