

Philip Laney & Jolly

12 Barrington Grange Harrison Close, Worcester, WR2 4QD

Guide Price £285,000

2 2 1 C

Philip Laney & Jolly are delighted to offer this exceptional apartment, which forms part of an iconic and historic Grade II listed building on Harrison Close, Worcester.

Originally designed as a three bedroom residence, the apartment has been thoughtfully reconfigured to create an impressive and light filled living and dining area, enjoying far reaching views across the surrounding countryside.

The fitted kitchen is well equipped with a range of quality integrated appliances, providing a stylish and practical space for everyday living and entertaining.

Both double bedrooms are generously proportioned and benefit from built in wardrobes, providing excellent storage. The principal bedroom enjoys the added benefit of an ensuite bathroom, while a well appointed family bathroom serves the second bedroom.

The apartment is surrounded by beautifully landscaped communal gardens, featuring gravelled pathways, mature borders and attractive planting. The gardens enjoy picturesque views across the open countryside towards the stunning Malvern Hills, creating a peaceful setting for residents to relax and enjoy the surrounding landscape.

For those who enjoy keeping active, the lower ground floor provides access to a well equipped communal gymnasium, featuring a range of equipment to suit different workout preferences.

Further benefits include a private single garage, designated parking and additional visitor parking spaces. The building is serviced by both stairs and a lift, providing convenient access throughout.

Combining historic character with modern comfort, this exceptional apartment offers a unique opportunity to enjoy stylish living within an iconic and historic building, surrounded by beautifully maintained communal gardens and wonderful countryside views.

Early viewing is highly recommended to fully appreciate the space, character and unique setting this impressive apartment has to offer.

EPC: C Council Tax Band: C Tenure: LeasehoL

Communal Entrance
Communal entrance and communal hallway, wooden door to provides access to the lift and stairs that provide access to the apartment and landing area.

Entrance Hall
Ceiling spotlight. Radiator. Intercom system.

Kitchen
Sash window to side aspect. Range of quality wall and base units. Two integrated freezers plus a fridge. Bosch oven and Bosch 5 ring burner. Wine cooler. Bosch dishwasher. Integrated Hotpoint washing machine. Worksurfaces over. One and a half sink and drainer with mixer tap over. Bosch microwave. Ceiling light fan. Tiled floor.

Living - Dining Room
Light and spacious room. Three sash windows with wonderful far reaching views. Built in storage cupboard and window seat. Three radiators. Two ceiling light points and spotlights.

Airing Cupboard
Shelving and housing water tank.

Shower Room
Sash window to side aspect. Corner shower cubicle. Low level WC. Pedestal wash hand basin. Radiator. Tiled floor. Tiled walls. Vanity cupboard. Mirror with light. Ceiling spotlights.

Bedroom One
Sash window to front aspect. Built in wardrobes. Two radiators. Dressing area. Ceiling light point.























Bedroom Two
Sash window to front aspect. Built in dressing table and side units. Built in wardrobes. Ceiling light point. Door to:

En-Suite
Sash window to side aspect. Shower cubicle. Low level WC. Pedestal wash hand basin. Chrome heated towel rail. Fully tiled walls. Access to loft.

Parking
There is communal guest parking to the fore, with an allocated space to the fore of the single garage included with this property.

Residents Gym
Accessed from the communal entrance hall a spiral staircase descends to the lower ground floor where the gym offers a spacious room housing a variety of fitness equipment.

Outside
The beautiful manicured communal gardens are positioned to the rear of the apartment block, having a delightful central walled garden with circular gravel paths leading to lawned areas and planted beds. Gateways lead off to the further lawned gardens which offer additional opportunities for the glorious views and outside space to be enjoyed.

There is communal guest parking to the fore, with an allocated space to the fore of the single garage included with this property.

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).

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.

Property to sell?
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.

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 in working order or free from any defects.

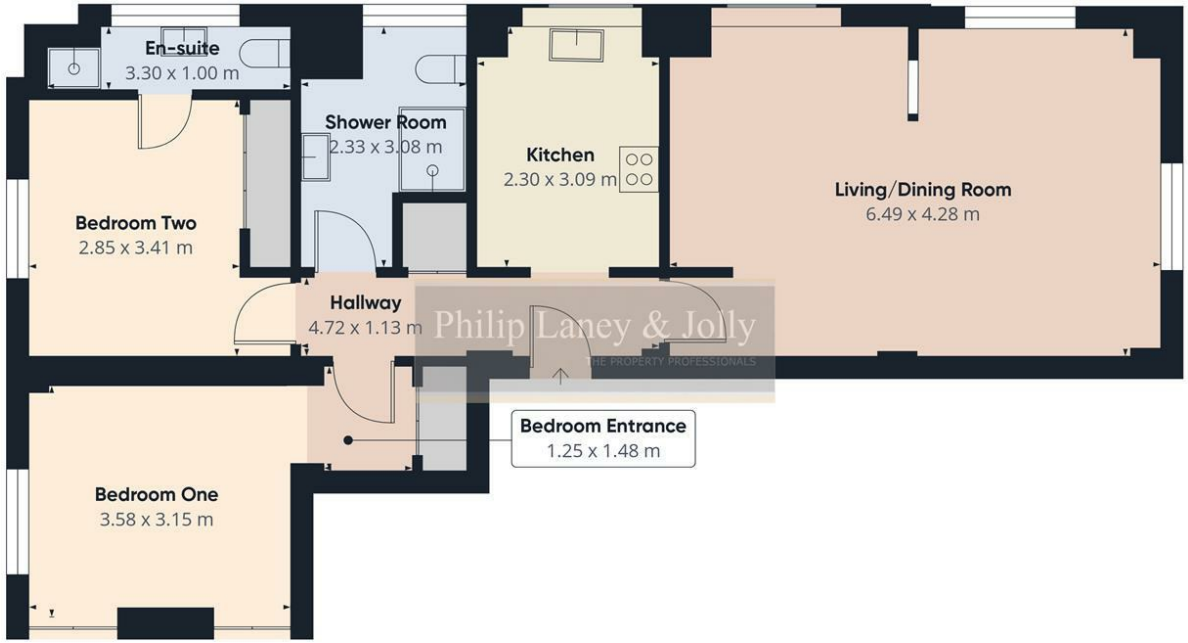
Tenure
We understand (subject to legal verification) that the property is Leasehold with a share of the freehold
999 year lease formed 01/01/2001 with 974 years remaining.
Service charge payable every 6 months £1,227.18 based on most recent statement.01/07/2026 to 31/12/2026

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.

Broadband
We understand currently full fibre broadband is available to order 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
EE- Good outdoor, variable in-home
O2- Good outdoor
Three- Good outdoor
Vodafone- Good outdoor



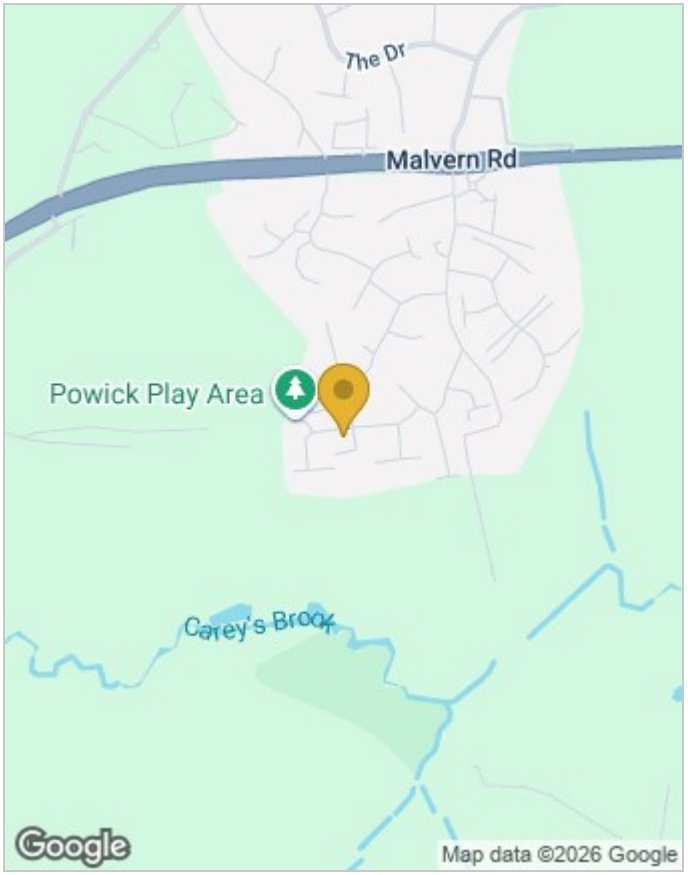
Approximate total area(1)

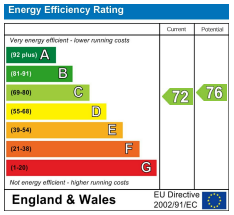
75.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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