






Flat 9, Leamington Court Wells Road, Malvern, WR14 4HF  
Offers Over £310,000

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Philip Laney & Jolly Malvern welcome to the market this beautifully presented garden apartment that offers a delightful living experience. Situated on the lower ground floor of an elegant complex, the property enjoys stunning panoramic views across the Severn Valley, extending to the picturesque Bredon Hill and the enchanting Cotswolds beyond.

This spacious apartment features two well appointed bedrooms, including an additional dressing area/ guest room bedroom with a family bathroom, ensuring comfort and privacy. The versatile accommodation including a splendid living room with wood burner stove and dining area with far reaching rear aspect outlook is designed for modern living, all on one level, making it both practical and accessible. The property is enhanced by gas central heating, providing warmth and tranquillity throughout the year.

One of the standout features of this apartment is the outside terrace, perfect for enjoying the fresh air and the breath taking views. Additionally, residents benefit from allocated parking, ensuring convenience for you and your guests. The communal gardens offer a lovely space to relax and socialise with neighbours, adding to the sense of community in this elegant complex.

This property is an ideal choice for those seeking a serene lifestyle in a beautiful setting, with easy access to local amenities and the stunning natural landscapes that Malvern has to offer. Whether you are looking to buy or rent, this garden apartment presents a wonderful opportunity to enjoy comfortable living in a truly picturesque location.

EPC: D Council Tax Band: C Tenure: Leasehold (with a share of the freehold)

#### Entrance

Access to apartment 9 is via steps leading down to private front door on the lower ground floor. The wooden front door is gothic style with obscure double glazed insets opening into the living accommodation.

#### Reception/Dining Hallway

A well proportioned and versatile living space with oak flooring throughout. Heating thermostat. Radiator and ceiling light point. Doors to all rooms and door leading to garden.

#### Sitting Room

A lovely room with large bay sash windows with secondary glazing to the rear aspect. Double glazed French doors open onto the private terrace with wonderful far reaching views across the Severn Valley and beyond. Feature woodburning stove with wooden fire surround and slate hearth. Ceiling corning. Radiator and wall light point. Oak flooring.

#### Breakfast Kitchen

Secondary glazed window to side and rear aspects with views. Secondary glazed window to side and double glazed oak stable door to side aspect. Kitchen fitted with a range of complementary wall and base units with worksurface over. Integrated 4 ring induction hob with 'NEFF' extractor over. One and a half bowl sink unit with mixer tap and drainer. Tiled splashbacks and tiled flooring. Double oven. Under counter washing machine, tumble dryer, fridge and freezer. Breakfast bar with storage under. Cupboard housing 'Worcester Bosch' boiler. Window through to reception hallway. Glazed door to garden.

#### Bedroom 1

Entrance with ceiling light point, ceiling rose and ceiling corning, leading through to the bedroom. Secondary glazed sash window with wonderful views. Radiator. Feature fireplace and oak engineered flooring.

#### En suite

White suite with vanity hand wash basin with cupboard under, bidet and slipper bath with chrome mixer tap. Walk-in shower enclosure with rainfall style shower over. Wall mounted chrome heated radiator/towel rail. Extractor fan. Wall light point and ceiling light point. Tiled splashbacks and tiled flooring.





## Bedroom 2

Double bedroom with secondary glazed sash window to side aspect. Radiator and ceiling light point with ceiling rose. Ceiling cornicing. Leading through to:

## Occasional Bedroom/Dressing Room

An occasional bedroom currently used as a dressing area. Radiator and ceiling light point with ceiling rose. Ceiling cornicing. Engineered oak flooring. Door leads to storeroom with ceiling cornicing and traditional tile flooring. Door to:

## En suite/Cloakroom

White low level WC and pedestal wash hand basin. Feature wood panelling and ceiling cornicing. Extractor fan and ceiling light point. Engineered oak flooring.

## Outside

To the rear is a private terrace with a colourful display of planted shrub beds. The communal gardens are well maintained and mainly laid to lawn and planted with a variety of mature trees and shrubs. All of which can be enjoyed from the many seating areas around the gardens. Access to shared shed and communal rotary washing line.

## Parking

One allocated parking space and three communal parking spaces for visitors.

## 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 that the property is offered for sale leasehold (with a share of the freehold) and has 986 years remaining on lease. Current service charge is £3552 pa (reviewed annually and paid in two instalments - figures based on 2024 - 2025) NB: The lease does not support holiday letting.

## 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.

## 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).

## Broadband

We understand currently Fibre to the Cabinet 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>

## 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.

## 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.

## WR14 Area Summary

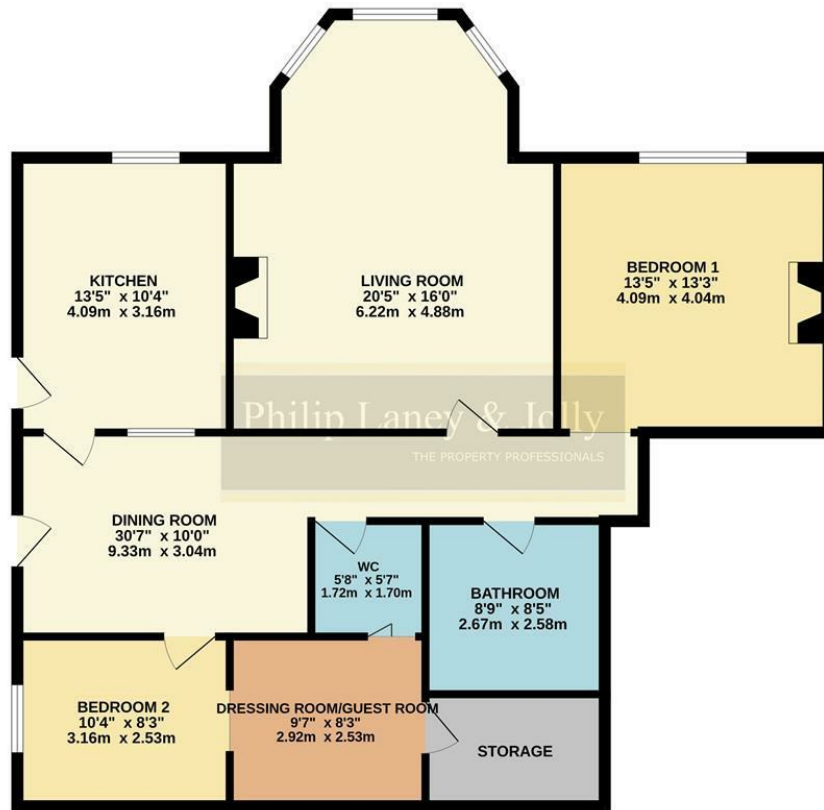
Location: Situated in the WR14 area of Malvern, the property is well placed for local amenities including shops, Waitrose and a range of other supermarkets, cafés and cultural attractions such as Malvern Theatres, all within the town centre.

Transport: Great Malvern and Malvern Link train stations provide regular rail services, while road links connect easily to Worcester, Hereford and the M5 motorway.

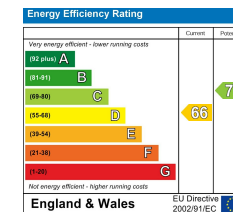
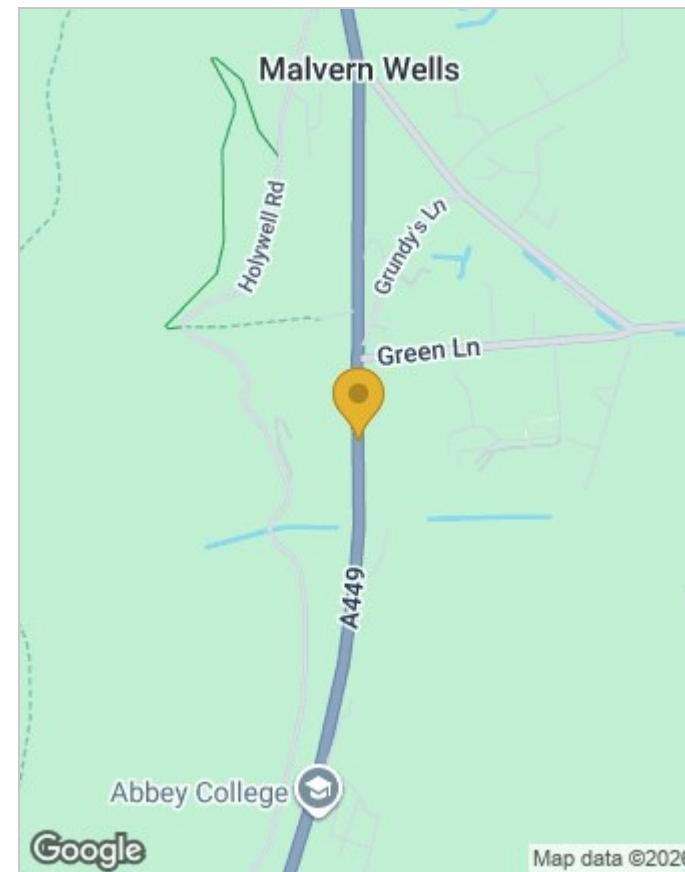
Area:WR14 offers a charming town atmosphere with a mix of historic character, green spaces and easy access to the Malvern Hills, making it popular with a wide range of buyers.



GROUND 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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## 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.