



5 Beacon Court  
Albert Park Road  
Malvern  
Worcestershire WR14 1GT

Philip Laney & Jolly

## 5 Beacon Court, Albert Park Road, Malvern, Worcestershire WR14 1GT

A well presented top floor apartment situated in an exclusive development of similar style properties. The spacious, light and airy accommodation has a contemporary feel and has been fitted with high quality fixtures and fittings throughout. Only completed in 2007 by local reputable builders, Court Property Developers who have been awarded a Quality Build Award for this development, the property benefits from the remainder of the NHBC guarantee. The apartment is situated in a peaceful, sought after location well placed for access to local amenities. The accommodation briefly comprises spacious Dining Hall, Kitchen with integrated appliances, Sitting Room, Master Bedroom with en-suite. Shower Room, Two further bedrooms, Bathroom, Communal Gardens, 2 allocated parking spaces. The property is offered for sale with no chain.

Entrance door leading into

### DINING HALL

25'1" x 12'9" (7.65m x 3.89m). Overall maximum measurements with some restricted head height. Two skylight windows to the side aspect, entry phone, Worcester boiler, further cupboard with megaflo tank, wall and ceiling light points, double doors to

### LIVING ROOM

17'8" x 16'0" (5.38m x 4.88m). With wall mounted gas fire, 4 wall lights, 2 ceiling light points, 2 radiators, part glazed double opening doors to Juliette balcony enjoying views towards the Malvern Hills.

### KITCHEN

13'1" x 8'6" (3.99m x 2.59m). Comprehensively fitted with range of matching units incorporating inset Franke 1½ bowl stainless steel sink with hot and cold mixer tap, base drawers and cupboards, worksurface over, integrated fridge and freezer, dishwasher and washer dryer, matching wall mounted storage cupboards with lighting, Neff 5 ring gas hob with extractor fan over, built in electric double oven, tiled splashbacks and floor, electric fan heater, velux window.

Door from the Dining Hall leads to an Inner Hall with radiator, 2 wall light points, access hatch to roof space, door to

### BEDROOM 1

12'11" x 10'10" (3.94m x 3.30m). Maximum measurements, some restricted head height. Window to rear aspect, 2 wall lights, built in double wardrobe with hanging rail and shelving, door to

### EN-SUITE SHOWER ROOM

Fitted with a white suite consisting of a corner shower cubicle having thermostatically controlled shower over, tiled splashbacks, low level WC, wash hand basin set into vanity unit with cupboard under, tiled floor, shaver point, extractor fan, chrome heated towel rail.



### BEDROOM 2

14'7" x 8'9" (4.46m x 2.67m). Window to the rear, radiator, 2 wall lights, built in double wardrobe with hanging rail and shelving.



### BEDROOM 3

12'5" x 7'8" (3.78m x 2.34m). Some restricted head height. With velux window to front aspect, radiator.

### BATHROOM

Fitted with white suite consisting of panelled bath with hot and cold mixer tap and shower attachment, glazed shower screen, wash hand basin set into vanity unit, low

level WC, tiled floor, shaver point, halogen spotlights and extractor fan, chrome heated towel rail, tiled splashbacks and floor, shaver point, extractor fan.

### OUTSIDE

Attractive communal gardens surround the property containing an interesting selection of mature shrubs and trees. Two car parking spaces are allocated to the apartment.



### TENURE

We understand (subject to legal verification) that the property is Leasehold, each owner at Beacon Court has a share in the management company which owns the Freehold. The service charge is approximately £125 per month.

### COUNCIL TAX BAND - D

Purchasers are advised to confirm this with Malvern Hills District Council.

### SERVICES

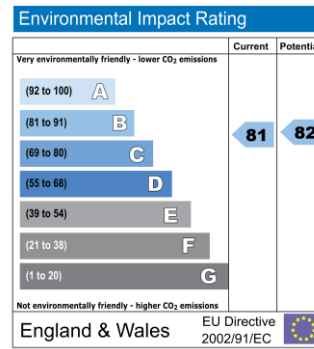
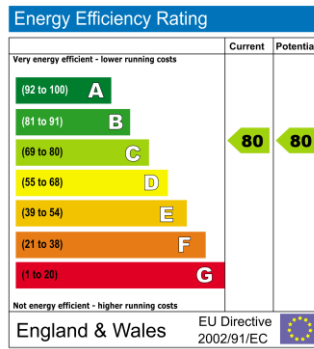
Mains Electricity, Gas, Water and Drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services, and cannot therefore confirm that they are free from defects or in working order.

### VIEWING

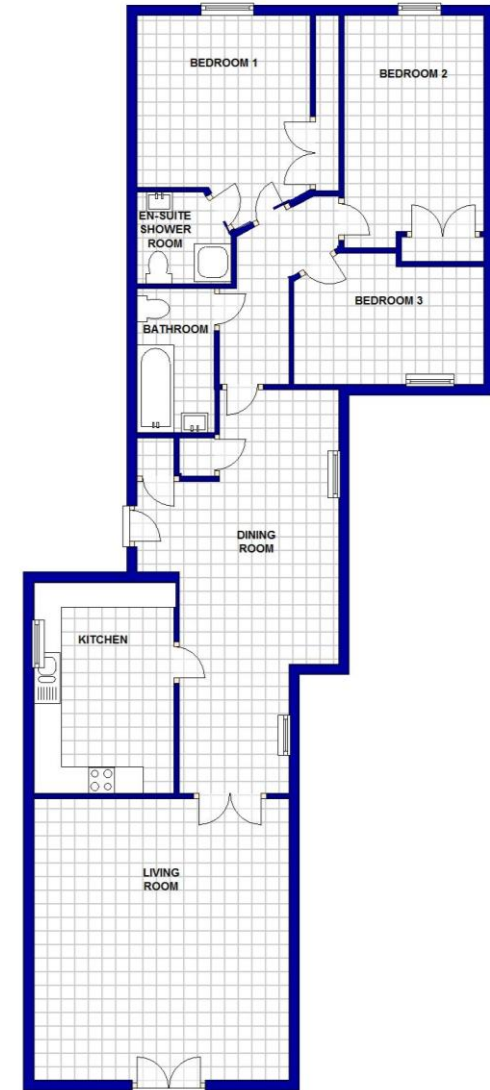
Strictly by arrangement with the Agents. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

### DIRECTIONS

From our office in Worcester Road turn left and proceed along the road to the traffic lights. Continue straight across the traffic lights and after the next set of traffic lights take the first road on the left, Albert Park Road. Beacon Court can be found on the right hand side



### SECOND FLOOR



5 BEACON COURT, 20 ALBERT PARK RD, MALVERN, WR14 1GT

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

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