



Apartment 2
Royal Well Court
Malvern
Worcestershire WR14 4EW

Philip Laney & Jolly

Apartment 2, Royal Well Court, West Malvern, Worcestershire WR14 4EW

A well presented ground floor apartment located in popular West Malvern offering spacious, open plan accommodation benefiting from a private courtyard garden. The property provides easily maintained accommodation that briefly comprises: Entrance Hall, Open plan Living/Dining/Kitchen with appliances, Master Bedroom with En-Suite, Further Bedroom, Bathroom, Pleasant Courtyard Gardens, Communal Gardens, Allocated Parking. NO CHAIN.

Communal Entrance Hall with door to apartment

ENTRANCE HALL

With entry phone, radiator, doors to storage cupboards, inset halogen spotlights.

OPEN PLAN KITCHEN/DINING/LIVING AREA

21'3" x 19'6" (6.48m x 5.94). Overall maximum measurements.



KITCHEN

Comprehensively fitted with a range of matching units including inset stainless steel bowl and half sink with hot and cold mixer tap, worksurface to side, base drawer and cupboards, space and plumbing for automatic washing machine, range style cooker, extractor fan over, wall mounted storage cupboards, tiled

splashbacks, integrated dishwasher, fridge and freezer, under cupboard lighting, slate tiled flooring.

LIVING/DINING AREA

Has three windows on two aspects, three radiators, inset halogen lights, glazed double doors leading to courtyard, built in boiler cupboard.

BEDROOM 1

12'11" x 12'8" (3.94m x 3.86m). Overall maximum measurements. Window and glazed doors lead to a courtyard. Radiator, built in double wardrobe, inset halogen spotlights, door to

EN-SUITE BATHROOM

Fitted with a white suite consisting of a panelled bath with hot and cold mixer tap having a telephone style shower attachment, pedestal wash hand basin, low level WC, tiled walls and floor, extractor fan, shaver point, heated towel rail, inset halogen spotlights.

BEDROOM 2

12'0" x 9'1" (3.66m x 2.77m). With window to the rear aspect, radiator, inset halogen spotlights.

BATHROOM

Fitted with a white suite consisting of a panelled bath with hot and cold telephone style shower, pedestal wash hand basin, low level WC, tiled walls and floor, extractor fan, shaver point, heated towel rail, inset halogen spotlights.





OUTSIDE

The property benefits from a private courtyard that can also be accessed from the main bedroom. The residents of Royal Well Court also have the benefit of a railed communal decking/barbecue area from which extensive views can be enjoyed. There are two allocated parking spaces.



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.

TENURE

We understand the property to be leasehold; the owners of the apartments in Royal Well Court have a share in the management company which owns the freehold. The current service charge payable is approximately £120.00 per month.



COUNCIL TAX BAND - D

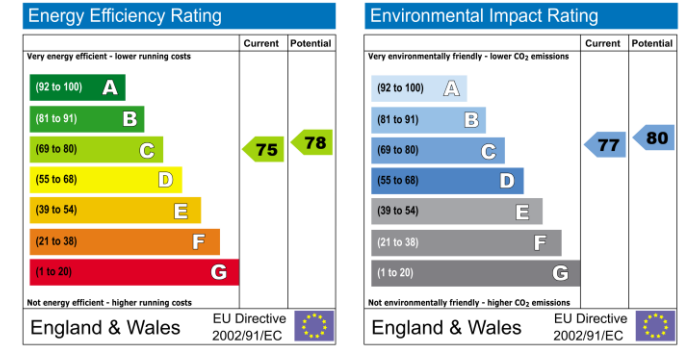
Purchasers are advised to confirm this with Malvern Hills District Council.

VIEWINGS

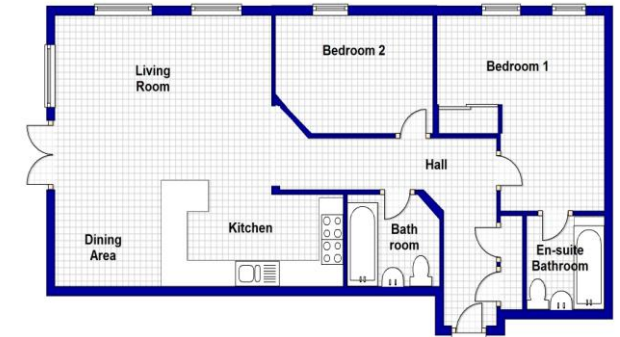
Strictly by appointment with the Agents. We are open from 9.00 to 5.30 Monday to Friday and 9.00 to 4.00 on Saturdays.

DIRECTIONS

From our office proceed in the direction of Ledbury, along Wells Road, turn right signposted Colwall and continue through the Wyche Cutting, take the next turning right into West Malvern Road and Royal Well Court can be found on the right.



Ground Floor



Flat 2, Royal Well Court, malvern, WR14 4ew

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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