



The Garden Flat
Westleigh
West Malvern Road
Upper Colwall
Worcestershire WR14 4EJ

Philip Laney & Jolly

The Garden Flat, Westleigh, West Malvern Road, Upper Colwall, Worcestershire

A ground floor apartment offering well presented, light and airy accommodation that has been well maintained and refurbished to provide a stylish apartment with refitted kitchen and bathroom. The property is situated in an elevated position and enjoys a westerly aspect with panoramic views over the Herefordshire countryside towards British Camp, Hay Bluff and the Black Mountains and direct access to the footpaths of the Malvern Hills is close by. The accommodation briefly comprises of Entrance Lobby, Refitted Kitchen/Diner, Living Room, Bedroom, Refitted Bathroom, Study, Store, and Pleasant Gardens.

Private entrance door leads to:

ENTRANCE PORCH

11'1" X 3'7" (3.38m x 1.09m) With large double glazed windows to the rear aspect, wooden door leads into



KITCHEN

16'2" max x 12'9" max (4.93m x 3.89m) Recently fitted contemporary, light oak, shaker style kitchen with a range of fitted wall and base units, circular stainless steel sink and drainer, electric oven and gas hob, fridge and plumbing for washing machine. Freshly decorated with tiled floor, spotlights and

recessed down lighters, radiator. Space for table and chairs, wall mounted Worcester combination boiler.

LOUNGE

18'1" max x 12'6" (5.51m x 3.81m) Large double glazed bay window to rear and double glazed window to side, providing lovely views. Radiator and modern electric fire. Centre light fitting and wall lights.



BEDROOM 1

14'10" max x 10'5" (4.52m x 3.18m) With double glazed bay window to the front and double glazed window to the side, double radiator.

BATHROOM

9'3" x 6'5" (2.82m x 1.96m) Modern, white bathroom suite consisting of low level WC, wash hand basin, corner bath with shower over. Fully tiled walls and tiled floor, radiator, extractor fan.



STUDY

11'6" x 5'5" (3.51m x 1.65m) Laminate floor, radiator, door to store room.

STORE ROOM

11'6" x 5'5" (3.51m x 1.65m) Stone walls, wall light fitting.

OUTSIDE

Paved steps leading to large graveled garden with outstanding far reaching views having shrub and flower borders and garden shed.

SERVICES

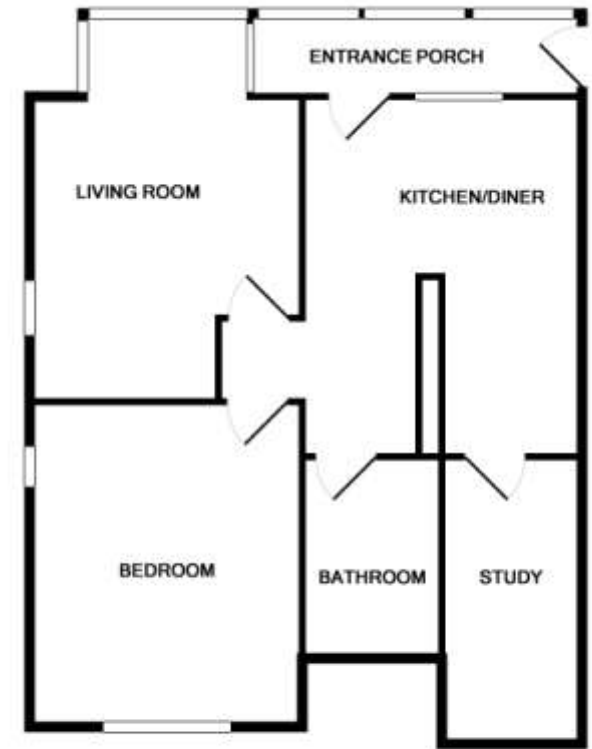
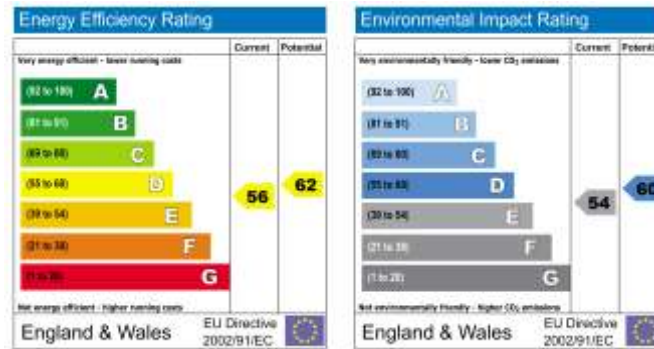
Mains Electricity, Gas, Water, and Drainage were laid on to the property and connected at the time of our inspection. We have not carried out any tests on the services or any of the appliances and cannot therefore confirm that they are free from defects or in working order.

VIEWING

Strictly by arrangement with the Agents. We are open from 9 am to 5.30 pm Monday to Friday and 9 am to 4 pm 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 the property can be found after a short distance on the left as indicated by the Agents For Sale Board.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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