



Portland Road

Malvern |

**FOX**   
TOWN &  
COUNTRY  
HOMES



## Portland Road, Malvern,

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10 Brunel House, Great Malvern

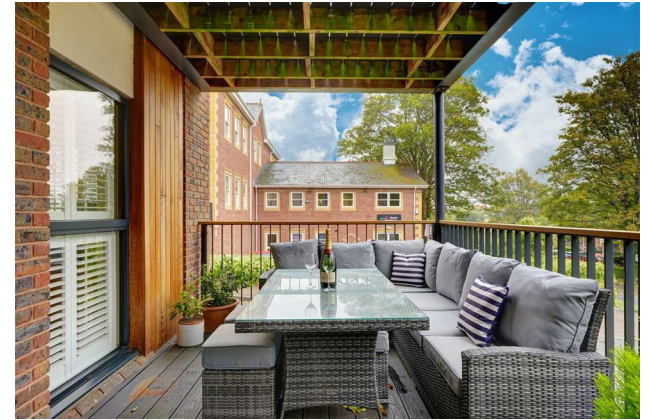
Stylish Two-Bedroom Apartment with Private Balcony & Parking

Discover the perfect blend of comfort, style, and convenience at 10 Brunel House, a stunning two-bedroom apartment set in the heart of Great Malvern. Beautifully designed and thoughtfully appointed, this unique ground-floor home offers modern living with a touch of luxury — ideal for a professional couple, individual, or as a smart investment opportunity.

### At a Glance

- Two double bedrooms
- Private ground-floor balcony
- Open-plan kitchen/living/dining area
- Fully fitted modern kitchen with Neff appliances
- Stylish shower room with vanity unit
- Off-road parking plus guest parking
- Secure electric gate access
- Ideal investment to let,
- \* You can have a dog or cat at your apartment

10 Brunel House is unique in design — combining style, comfort, and practicality in equal measure. With its modern finishes, private outdoor space, and excellent location within sought-after Great Malvern, this apartment offers an exceptional lifestyle.









- Private Ground-Floor Balcony

A spacious balcony large enough to accommodate outdoor furniture — perfect for al-fresco dining and entertaining all year round.

- Contemporary Open-Plan Living

The bright and airy kitchen, sitting, and dining area features wooden flooring throughout, creating a seamless and welcoming space for relaxing or entertaining.

- Fully Fitted Kitchen

Designed for convenience and style, the kitchen includes a fridge freezer, dishwasher, washer/dryer, and high-quality Neff cooker with induction hob.

- Flexible Accommodation

Two well-proportioned double bedrooms, one of which is currently used as a second sitting room — offering versatile living arrangements.

- Elegant Shower Room

A sleek and modern walk-in shower and a fitted vanity unit provide a touch of hotel-style luxury.

- Private & Secure Parking

Benefit from off-road parking directly outside the apartment, plus additional guest parking available through electric gates.









## Prime Great Malvern Location

Situated in one of Worcestershire's most desirable areas, 10 Brunel House offers the best of Great Malvern living right on your doorstep.

- Just a short walk to the Malvern Theatre, Malvern train station, and local amenities.
  - Enjoy easy access to Waitrose, a variety of restaurants, boutique shops, and independent coffee houses.
  - For nature lovers, the Malvern Hills Area of Outstanding Natural Beauty is moments away — perfect for scenic walks, cycling, and breathtaking views across the countryside.
- This unbeatable location combines cultural vibrancy, convenience, and natural beauty, all within walking distance.

Mains Water  
Mains Drainage  
Electric Heating  
Service Charge £96.15 per month  
Ground Rent Yearly £180.00  
Leasehold 145 years  
Tax Band B







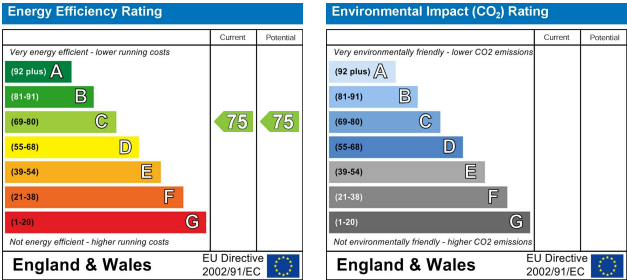


Apartment 10, Brunel House, Portland Road, Malvern, WR14 2TA



Total Approx Area: 52.3 m<sup>2</sup> ... 563 ft<sup>2</sup> (excluding terrace)

All measurements of doors, windows, rooms are approximate and for display purposes only.  
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 the operability or efficiency can be given.



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