



21 Ashgrove 139 Worcester Road Malvern, WR14 1ET

Located between Great Malvern and Malvern Link, within easy reach of amenities and Malvern Link railway station, this apartment located on the second floor, has the benefit of a lift facility. In brief, the apartment comprises Entrance Hall, Living Room, Kitchen, Two Bedrooms and Bathroom. With double glazed windows, electric heating and allocated parking.

Offered for sale with no onward chain, the property would be an ideal first time purchase or buy to let investment. EPC Rating B

£135,000

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Communal Entrance

Intercom entry provides access into the building with staircase rising to the upper levels along with a lift.

Entrance Hall

A hardwood entrance door leads into the Entrance Hall with intercom entry, cloaks storage cupboard housing consumer unit, doors to both Bedrooms, Bathroom and Living Room.

Living Room

16'4" x 12'2" (5m x 3.72m)

A lovely light room with double glazed sash style windows to the rear aspect. Two night storage heaters, TV aerial point and opening to:

Kitchen

7'10" x 5'10" (2.39m x 1.8m)

Fitted with a range of base and eye level units with tiled splash back and working surface. Four point electric hob with single electric oven below and extractor above. Space and plumbing for washing machine, and space for undercounter fridge and freezer. Double glazed sash style window to the rear aspect.

Bedroom One

10'5" x 9'6" (3.2m x 2.92m)

Double glazed sash window to the side aspect, wall mounted electric panel heater, built-in double wardrobe with hanging rail and shelving.

Bedroom Two

10'5" x 7'2" (3.2m x 2.2m)

Double glazed sash window to the side aspect, wall mounted electric panel heater.

Bathroom

The Bathroom is fitted with a white suite comprising panelled bath with Triton electric shower over. Pedestal wash hand basin with tiled splashback, low level WC, shaver point and light, wall mounted convector heater and door to Airing cupboard housing lagged tank and shelving.

Outside

Ashgrove is set amidst well tended communal gardens and has pedestrian access to the Worcester Road. There is one allocated parking space for the apartment along with visitors parking spaces.

Council Tax Band

We understand that this property is council tax band B. This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Leasehold with Share of Freehold

Our client advises us that the property is Leasehold with a Share of Freehold on a 999 year Lease with 966 years remaining. We understand that there is a monthly Service Charge of £120.65 per month. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

