



## 22 Cameron Court St. Andrews Road Malvern, WR14 3QQ

Located in a popular residential area and within easy reach of Barnards Green, this second floor apartment offers comfortable accommodation to include; Entrance hall, living room, fitted kitchen, two bedrooms and bathroom. The property further benefits from double glazing and gas central heating throughout, whilst outside there is an en-bloc garage and communal gardens. Ideal first time buy or buy to let investment. Offered for sale with no onward chain. EPC Rating C

**£150,000**

# 22 Cameron Court St. Andrews Road

Malvern, WR14 3QQ



## Communal Entrance

From the Communal Entrance, stairs lead to all floors. Apartment 22 is located on the second floor.

## Entrance Hall

Door into the Entrance Hall, with phone Intercom, doors to all rooms, radiator and door to a very useful large storage cupboard housing electric fuse board. Door to an Airing cupboard housing Glowworm combination boiler, shelving for storage and space and plumbing for washing machine below. The cupboard also benefits from power and lighting.

## Living Room

13'9" x 13'9" (4.2m x 4.2m)

The Living room benefits from two double glazed windows to the front aspect, providing stunning views towards the Malvern Hills. Fire surround with mantle and hearth, radiator.

## Kitchen

10'5" x 6'10" (3.2m x 2.1m)

The Kitchen is fitted with base and eyelevel units with working surfaces and tiled splashback. Four point electric hob with single electric oven below, space for a further undercounter appliance. Stainless steel sink unit with drainer and mixer tap and double glazed window to the side aspect. Radiator.

## Bedroom One

11'5" x 9'10" (3.5m x 3m)

A generous size Bedroom with built in storage cupboard, radiator and double glazed window to the front aspect providing views towards the Malvern Hills.

## Bedroom Two

11'5" x 6'6" (3.5m x 2m)

Double glazed window to the front aspect, providing views towards the Malvern Hills. Radiator.

## Bathroom

The Bathroom is fitted with a white suite comprising, low flush WC, pedestal wash hand basin and panel bath with glazed screen, mixer tap with shower attachment. Aqua style boarding to walls, extractor and radiator.

## Outside

Cameron Court is set amidst communal gardens which are primarily laid to lawn with a communal bin store and clothes drying areas.

A driveway leads to the rear of the building where the en bloc garages are located.

## En-Bloc Garage

17'0" x 7'10" (5.2m x 2.4m)

The En bloc Garage has up and over door with a newly replaced roof.

## Leasehold with Share of Freehold

Our client advises us that the property is Leasehold with a Share of Freehold on a 999 year Lease commencing on 1980. We understand that there is a monthly service charge of £100. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

## Council Tax Band

We understand that this property is council tax band B.

This information may have been obtained via [www.voa.gov.uk](http://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.

## 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.

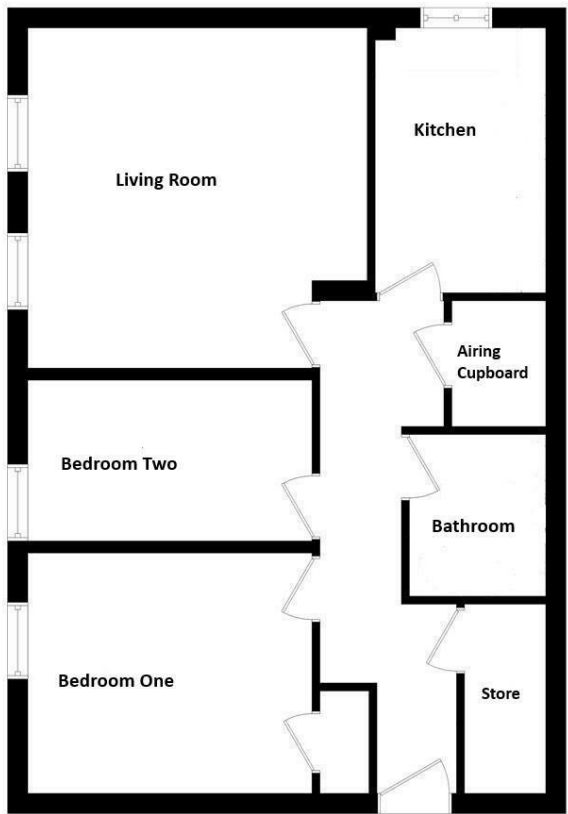
## Money Laundering Regulations

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





Floor Plan



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

