Denny & Salmond

01684 561866

Residential Sales & Letting Agents

Apartment 16, 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, Bedroom 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

Asking Price £119,750

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Communal Entrance Hall

Intercom entry provides access into the Communal Entrance Hall with staircase and lift rising to the upper floors. Apartment 16 is located on the Second Floor.

Entrance Hall

From the Communal Hall, door opens into the Entrance Hall. With doors off to the Bedroom, Bathroom and Living Room. Door to a deep storage cupboard housing fuse panel.

Living Room

10'9" x 15'8" max (3.3m x 4.8m max)

With two double glazed sash windows to the front elevation, TV point, two night storage heaters and opening to:

Kitchen

5'10" x 7'10" (1.8m x 2.4m)

Fitted with a range of base and eyelevel units with working surface and tiled splashback. Stainless steel sink unit with drainer, integrated electric oven with four point electric hob and extractor above. Space and plumbing for a washing machine, space for a fridge freezer and extractor vent.

Bedroom

12'9" x 9'2" (3.9m x 2.8m)

Two double glazed windows to the front elevation, electric panel heater, built-in double wardrobe and door to the Airing cupboard, housing hot water cylinder and shelving.

Bathroom

The bathroom is fitted with a light coloured suite comprising panelled bath with electric shower over, pedestal wash handbasin with tiled splashback and low-level WC. Dimplex wall mounted heater and shaver point.

Outside

Ashgrove is set amidst well tended communal gardens and has pedestrian access to the Worcester Road. Apartment 16 has the benefit of an allocated parking space. Visitors parking spaces are also available.

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 972 years remaining. We understand that there is a maintenance 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

Directions

From our Malvern office proceed on the A449 towards Malvern Link, through the traffic lights and bearing left into Alexandra Road. Right into Alexandra Lane and right again into the parking area for Ashgrove which is located behind the building.

Floor Plan

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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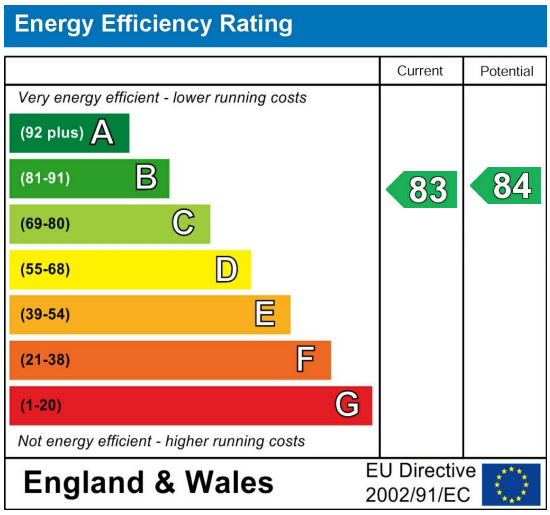

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