



Aucott House Worcester Road, Malvern, WR14 4AB

Guide Price £175,000

A beautifully presented one bedroom lower ground floor apartment within a Grade II listed property dating back to 1780. This property is centrally located within walking distance of Great Malvern and the Malvern Hills. In brief the accommodation comprises: Communal Entrance, Living Dining Room, Kitchen, Double Bedroom and Shower Room. With gas central heating, off road parking, private courtyard and communal gardens this property demands an internal viewing to fully appreciate the size, location and views on offer. Offered for sale with no onward chain.

Communal Entrance

With allocated off road parking for one vehicle in the car park. Gravel and stone steps lead down to the private path leading to apartments 4 & 5.

Living Room 14'11" x 14'4" (4.55m x 4.38m)

A magnificent room amplified by the height of the ceiling and three sash bay windows all looking out over the garden and to the Severn Valley beyond. This room has kept some original features by way of, picture rail, deep skirtings and ornate shelf over the ornamental fire. Karndean flooring, radiator and door to Inner Hall.

Inner Hall

With the continuation of the Karndean flooring and doors off to the Kitchen, Double Bedroom and Shower Room.

Kitchen 12'2" x 5'1" (3.71m x 1.55m)

Glazed door leads into the Kitchen, fitted with coloured base level units with working surfaces over and tiled splashbacks. Composite sink unit with drainer and swan neck mixer tap. Four point electric hob with extractor above, eye level single electric oven, integrated slimline dishwasher and integrated under counter fridge. Hatch opening to living room, window to side aspect and stable door opening out on to the private courtyard garden. Wall mounted Worcester combination boiler installed 2017 and upright contemporary radiator.

Double Bedroom 16'0" x 10'0" (4.90m x 3.05m)

Fitted wardrobes fitted with hanging rail and shelving. Double glazed window to side aspect, radiator and Karndean flooring.

Shower Room 9'4" x 8'0" (2.85m x 2.45m)

Spacious shower room fitted with a corner shower cubicle with glazed sliding door, waterfall effect shower head and additional attachment and tiled surround. Low flush wc and vanity unit with two sinks inset and cupboards below. Contemporary chrome heated radiator.

Private Courtyard

Gated access to the private courtyard with slab and gravel flooring for ease of maintenance. Outside electric point.

Access to store room 3.30m x 2.23m, with power, light and housing gas meter.

Communal Garden

Communal Gardens at the rear of the property, predominantly laid to lawn with mature trees and shrubs and a raised seating area.

Council Tax Band

We understand that this property is council tax band A.

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 commencing on 1986. We understand that there is a monthly maintenance charge of £140. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

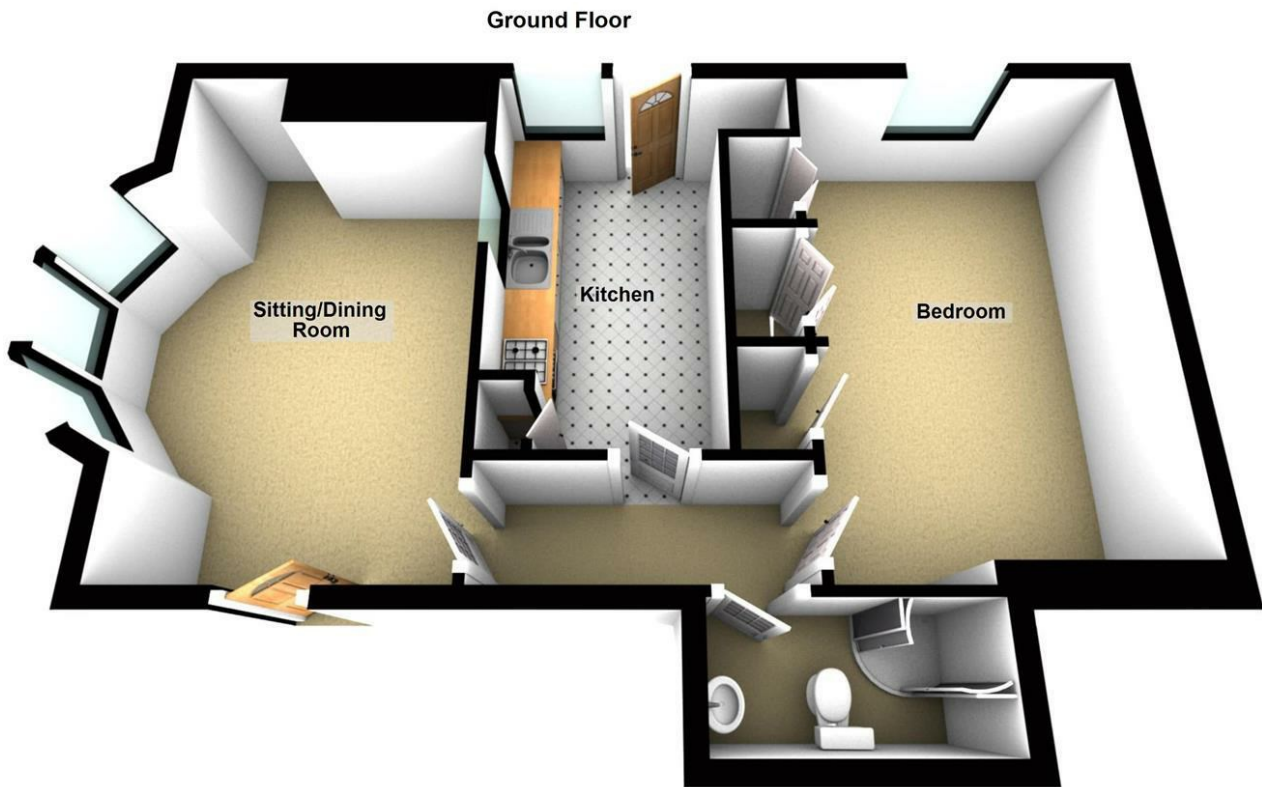
Disclosure

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

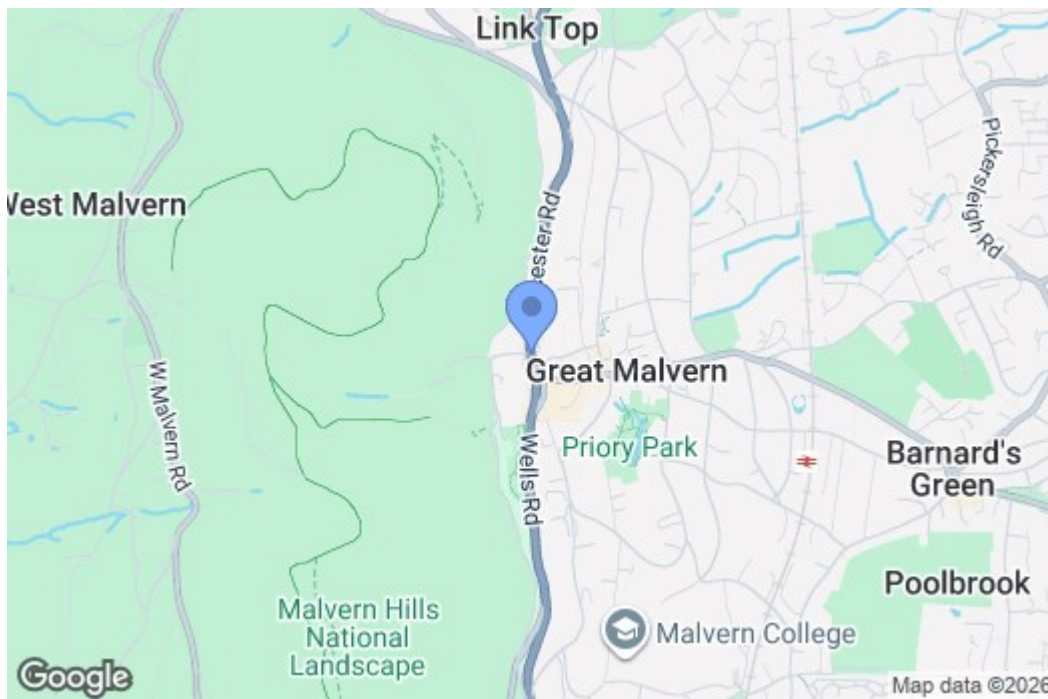
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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

Floor Plan



Aucott House, Worcester Road, Malvern

Area Map



Energy Efficiency Graph

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.

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