



6 Chestnut Court Malvern, WR14 3BY

Located close to all of the local amenities of Barnards Green and within easy access to Great Malvern Railway Station. This second floor apartment offers accommodation briefly comprising Entrance Hall, Kitchen, Living Room, Two Bedrooms and Bathroom. The apartment further benefits from gas central heating, large double glazed windows throughout, providing plenty of light along with stunning views of the Malvern Hills. With communal gardens, en-bloc garage and allocated parking, this property is offered for sale with no onward chain. EPC Rating D

£165,000

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Communal Entrance

From the car park, or from Avenue Road, Communal Entrance Door provides access via intercom system to the Communal Entrance. The staircase rises to the second floor landing where Apartment 6 is located. Situated upon the landing is a most useful, lockable store room for the sole use of the Apartment 6.

Entrance

A newly fitted fire door, opens into the Entrance Hall, with doors off to the Kitchen and Living Room. Wall mounted consumer unit and intercom system.

Living Room

15'2" x 13'5" (4.63m x 4.1m)

The spacious Living Room, has arguably the best view in this apartment block, being south facing, with a large double glazed window to the rear aspect with views over rooftops and towards the Malvern Hills. Radiator and coving to ceiling.

Inner Hall

From the Living Room, door opens into the Inner Hallway. With doors off to both Bedrooms and Bathroom.

Kitchen

12'3" x 9'10" (3.74m x 3m)

The Kitchen is fitted with eye and base level units with working surfaces, and tiled splashback. Slot-in electric cooker and stainless steel sink unit with drainer and mixer tap. Door to a larger style cupboard, space and plumbing for a washing machine and space for a further appliance. Large double glazed window to the front aspect, coving to ceiling and radiator. Door to Entrance and Bedroom One

Bedroom One

11'6" x 10'7" (3.52m x 3.25m)

Double glazed window to the front aspect, coving to ceiling, radiator and door to the Inner Hallway.

Bedroom Two

11'5" x 9'3" (3.5m x 2.83m)

Double glazed window to the rear aspect, providing views over rooftops and towards the Malvern Hills. Radiator, coving to ceiling and door to the Inner Hallway.

Bathroom

The Bathroom is fitted with a white suite comprising, low flush WC, pedestal wash hand basin with splashback and panel bath with glazed screen, shower attachment and boarding to walls. Obscured double glazed window to the side aspect, radiator and coving to ceiling. Door to a storage cupboard housing slatted shelving.

Store Room

7'10" x 4'3" (2.4m x 1.3m)

From the Communal Hall, door to a private Store Room housing the combination gas boiler and double glazed window to the front aspect. Gas meter, shelving and tiled flooring.

En-Bloc Garage

16'4" x 8'2" (5m x 2.5m)

With up and over door.

Outside

Communal well maintained lawned gardens surround the property with numerous flower filled beds. Communal car park and access to the En-Bloc Garage. Pedestrian gated access direct to Barnards Green.

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 100 year Lease commencing on 1986. The vendor of this property has agreed to extend the Lease prior to Completion. We understand that there is a monthly maintenance charge of £170. 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



Figure 1: Floor Plan

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.