



## 11 Aspen Court Malvern, WR14 1JE

Located in a popular residential area and close to the local amenities of both Great Malvern and Malvern Link, is this delightful two bedroom Second Floor apartment with views to the Malvern Hills. The accommodation briefly comprises Entrance Hall, Kitchen, Living Room, Two Bedrooms and Shower Room. With gas central heating, double glazing and an en-bloc garage the apartment would make an ideal investment purchase or first home. EPC awaited.

**£155,000**

# 11 Aspen Court

Malvern, WR14 1JE



## Communal Entrance

Intercom entry provides access into the building, apartment 11 is situated on the Second Floor. Next to the apartment entrance door is a large lockable store, for the sole use of apartment 11, with lighting, power and a double glazed window. .

## Entrance Hall

Entrance door opens into the Entrance Hall with solid oak doors off to all rooms, intercom system, spotlights to ceiling, wall mounted consumer unit and access to service hatch. Doors open to two substantial storage cupboards, one Airing cupboard with slatted shelving and one housing the Worcester Bosch combination boiler.

## Kitchen

10'10" x 7'10" (3.32 x 2.41)

Fitted with a range of cream fronted base and eye level unites with solid wood working surfaces. Single oven with four ring gas hob, tiled splashback and extractor above. One and a half composite sink unit with drainer and 'Swan' neck mixer tap. Integrated slim line dishwasher, fridge freezer and tall pantry cupboard. Double glazed window to the front aspect providing views to the Malvern Hills, radiator, tiled floor and spotlights to ceiling.

## Living Dining Room

14'7" x 11'0" (4.47 x 3.36)

Part glazed oak door opens to this bright room with a large double glazed window to the front aspect providing stunning views to the Malvern Hills. Radiator, wall mounted lights and space for a Dining table

## Bedroom One

11'0" x 10'7" (3.36 x 3.24)

Spacious room with solid oak double doors to a large wardrobe housing hanging rail and shelving. Large double glazed window to the rear aspect providing views over rooftops to the Severn Valley. Radiator and spotlights.

## Bedroom Two

8'8" x 11'0" (2.65 x 3.37)

Double glazed window to the rear aspect overlooking the well maintained communal Gardens, radiator spotlighting and solid oak door to a large wardrobe with hanging rail.

## Shower Room

Fitted with a white suite comprising low flush WC, vanity wash hand basin with cupboards below, mixer tap and wall mounted vanity mirror with lights and shavers socket. Shower cubicle with glazed screen and waterfall mains shower over with additional shower attachment and tiled walls. Extractor fan, radiator, spotlighting and wood effect flooring.

## Outside

The property has lawned wrap around gardens and an en bloc garage. There is also parking available on site.

## 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

## 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.

## 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.

## Leasehold - Share of Freehold

Our client advises us that the property is Share of Freehold on a 999 year Lease commencing in 2013. we understand that there is an annual maintenance charge of £1740 Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.





11 Aspen Court, Osbourne Road, Malvern

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.