Allan Morris
estate agents

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6 Brackenhurst Ranelagh Road, Malvern, WR14 1EL

£187,500

A two bedroom terraced bungalow for the over 55s set within lovely communal gardens and having an emergency careline call system within the property. Brackenhurst is within a short distance of a range of shops in Malvern Link, a doctors' surgery in Merick Road, a hairdressers and gym within the nearby Clarence Park complex and a further range of shops in Malvern Retail Park. In brief, the accommodation comprises: Porch, living/dining room, fitted kitchen, two double bedrooms and bathroom, plus foregardens front and rear. This property is offered in a No Chain Sale situation and early viewing is recommended.

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MAYFAIR OFFICE GROUP

6 Brackenhurst, Ranelagh Road, Malvern, WR14 1EL

ENTRANCE
uPVC obscure double glazed front door into porch with matching side panel, door to walk-in store cupboard housing the fuse board, coat hooks and light, door from porch to:

LIVING ROOM 19'1" x 9'10" (5.83m x 3.00m)
Front facing double glazed window, feature fireplace with inset log effect electric fire, television point, electric radiator with thermostatic control, power points, alarm system, door to:

KITCHEN
Well fitted with a matching range of wall and base units, fridge freezer, electric double oven and grill with hob over, inset stainless steel sink unit, slimline dishwasher, washing machine, rear facing double glazed window, obscure glass double glazed rear door.

Door from living room to Inner Hallway. Doors off to:

BEDROOM 10'4" x 9'4" (3.15m x 2.85m)
Front facing double glazed window, programmable slimline electric heater, power points.

BATHROOM 7'3" x 5'9" (2.22m x 1.77m)
White suite comprising: panelled bath with electric bather seat, Triton shower over, close coupled WC, hand basin on double vanity unit, extractor unit, heated towel rail and wall mounted programmable heater.

BEDROOM 10'11" x 8'1" to wardrobes (3.35m x 2.47m to wardrobes)
Rear facing double glazed window, wall mounted programmable electric heater, airing cupboard with hot water cylinder and shelving, comprehensive range of wardrobes and drawers, power points.

EXTERNALLY
The fore garden is laid to lawn with a pathway to the front door. The rear garden, which is beautifully maintained has a level lawn and patio area, external storage unit and looks onto shrubs and trees.

There is communal parking for residents, plus the communal grounds which are attractively planted and landscaped to form a central 'green' and have seating areas.

DIRECTIONS
From the office proceed along Worcester Road into Malvern Link. Go through the shopping area and past the Texaco garage on the right hand side. Go past the Victorian semis on the right and take the second right into Ranelagh Road. Go to the end and turn right into Brackenhurst. Parking is available on an unallocated basis.

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LEASE INFORMATION

The property has 89 years left on the lease, which was created in March 1988 for 125 years. The service charge is £88.64 pcm paid to Citizens Housing Group. This covers the exterior maintenance and repairs, building insurance, grass cutting, cutting of hedges and shrubs, landscaping, maintenance of the fishpond and maintenance of drains and sewers.

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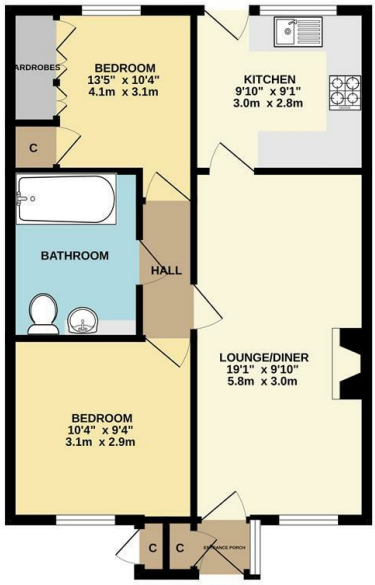
GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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TENURE: We understand the property to be leasehold but this point should be confirmed by your solicitor. The property has 90 years left on the lease. The service charge is £110.56 pcm paid to Citizens Housing Group. This covers the exterior maintenance and repairs, building insurance, grass cutting, cutting of hedges and shrubs, landscaping, maintenance of the fishpond and maintenance of drains and sewers.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as curtains, may be available by separate arrangement

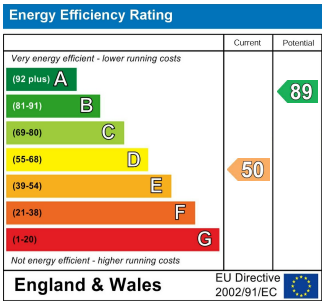
SERVICES: Mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

ENERGY PERFORMANCE RATINGS: Current: E50 Potential: B89

SCHOOLS INFORMATION:
Local Education Authority: Worcestershire LA: 01905 82270

EPC



Material Information Report

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