



28 Ashgrove Worcester Road, Malvern, WR14 1ET

£135,000

A second floor flat within a purpose built building near Link Top where there are local shops and close to Malvern Link common, a mainline train station and a full range of shops in Malvern Link. The property offers accommodation comprising: entrance hall, storage cupboards, two bedrooms, a living room and kitchen, bathroom. There is allocated parking at the rear of the building and the property is offered for sale with no onward chain.



28 Ashgrove, Worcester Road, Malvern, WR14 1ET

ENTRANCE HALL

With built-in cloaks cupboard with shelving, door entry telephone. With doors to:

LIVING ROOM

Three rear aspect double glazed windows, two night storage heaters. Doorway to:

KITCHEN

Rear aspect double glazed window, kitchen units including single drainer sink unit, four ring electric hob, oven under, filter hood over, plumbing for washing machine, space for fridge freezer (appliances inc, not been tested recently).

BEDROOM ONE

Side aspect double glazed window, view towards Worcester, electric panel heater, built-in double wardrobe, hatch to loft.

BEDROOM TWO

Velux skylight, electric panel radiator.

BATHROOM

Bath with tiled surround and electric shower, WC, wash basin, wall mounted heater, extractor fan, built-in airing cupboard with hot water cylinder and timing control.

OUTSIDE

At the rear of the building are allocated, numbered parking spaces for the residents plus visitor parking.

DIRECTIONS

From the office proceed along the Worcester Road . Go straight on at the lights and take the second left into Alexandra Road. Turn immediately right into Alexandra Lane and the entrance into Ashgrove is on the right hand side with parking immediately behind the building. To arrange a viewing or with any queries on the property please call Allan Morris on 01684 561411.

what3words

///branch.boring.leads

FURTHER INFORMATION

The property is leasehold with a monthly service charge of £120.65 pcm. The lease is 999 years from 1993.





TENURE: We understand the property to be Leasehold but this point should be confirmed by your solicitor.

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

SERVICES: Mains electricity only, 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: B

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	76
EU Directive 2002/91/EC		

Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- Rents quoted in these particulars may be subject to VAT in addition, and
- Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

naea | propertymark

PROTECTED

Offices also at:

Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn