



## 4 Zetland Court Zetland Road, Malvern, WR14 2JQ

£289,950

A purpose built apartment in Great Malvern with lovely Easterly views across Malvern and well presented accommodation on the second floor. The building is serviced by a lift and has garaging, visitor parking and a small area of communal garden. Briefly comprising:- dining room with French doors to lounge, lounge with Juliet balcony, breakfast kitchen with built in appliances, inner hall, bedroom one with two separate built in double and triple wardrobes, ensuite bathroom, second bedroom with built in triple wardrobe, separate shower room. The property has an allocated parking space within a garage. Benefitting from gas central heating and double glazing and offered for sale with no onward chain. Viewing recommended.





# 4 Zetland Court, Zetland Road, Malvern, WR14 2JQ

## ENTRANCE

Entry door from the car park to communal hall with lift and stairs to second floor. Solid door to:-

## DINING ROOM

With double multi pane doors to Lounge, multi pane door to Kitchen, door to Inner Hall. Radiator, coved ceiling, door entry phone.

## LOUNGE

Front aspect double glazed French doors with Juliet balcony and views over Malvern, side aspect double glazed windows, fireplace with electric fire, double radiator, two wall lights.

## BREAKFAST KITCHEN

Front aspect double glazed window with views, tiled floor, radiator,. Fitted kitchen units to eye and base level including built in washing machine/dryer, dishwasher, induction hob (installed in 2024) with filter hood over, electric oven, built-in fridge freezer, corner cupboards with carousels, separate extractor fan. Cupboard housing Worcester central heating boiler, radiator, downlighting.

## INNER HALL

With doors to:

## BEDROOM ONE

Rear aspect and side aspect double glazed windows, built-in triple wardrobe and separate built-in double wardrobe with hanging and shelving space, double radiator, television point.

## ENSUITE

P shaped bath with tiled surround and thermostatic shower over with mixer tap, WC, wash basin, tiled floor and walls, double radiator, extractor fan, front aspect opaque double glazed window.

## BEDROOM TWO

Rear aspect double glazed window, radiator, built-in triple wardrobe with hanging and shelving space.

## SHOWER ROOM

With corner shower enclosure with thermostatic shower, WC, wash basin with mirror and light over, radiator, tiled walls and floor, extractor fan. Emergency escape door.

## PARKING & OUTSIDE

There is covered gated parking for one vehicle. The visitor parking is available for sole use of visitors, small area of communal garden. Further parking is on the road.

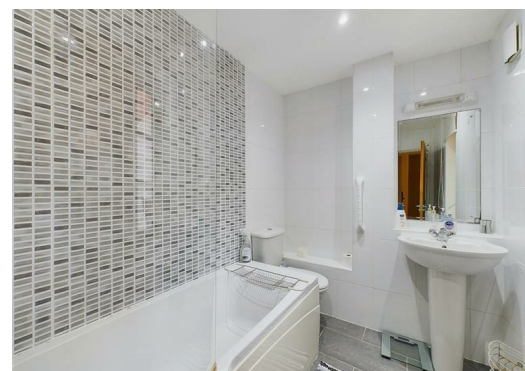
## LEASE INFORMATION

The property owns a 1/14 share of the company Zetland Court (Malvern) Management Co Ltd and the approx service charge for 2024 was £3400. Taylor Clarke will be the managing agents from March 2025. Any repair to the garage door is split between the three apartments which use it.

## DIRECTIONS



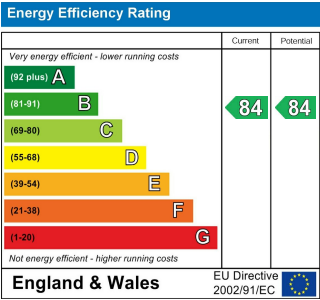
From our office on the Worcester Road turn left in the direction of Malvern Link, and follow the road for some distance. Take the second right hand turn into the one way street, Zetland Road. Before the junction with Bank Street turn right again into the car park for the property. To arrange a viewing or with any queries on the property please call Allan Morris (Malvern) on 01684 561411.





EPC

Material Information Report



TENURE: We understand the property to be Leasehold with a 1/14 share of the freehold, 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 gas, 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: B84 Potential: B84

SCHOOLS INFORMATION:  
Local Education Authority: Worcestershire LA: 01905 822700

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