Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
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Flat 6, Victoria Court Victoria Road, Malvern, WR14 2TE

£135,000

A very tidy first floor one bedroom apartment close to Great Malvern town centre. The accommodation comprises; communal entrance hall, open plan sitting room/kitchen with built in fridge, washing machine and electric cooker & gas hob, double bedroom and bathroom with WC, wash hand basin and bath with shower over. Further benefits include gas fired central heating, double glazing and one off road parking space. Offered with no onward chain, this is an ideal first time buy or investment property. Early viewing is highly recommended.

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MAYFAIR OFFICE GROUP

Flat 6, Victoria Court, Victoria Road, Malvern, Worcestershire, WR14 2TE

COMMUNAL ENTRANCE HALL
On the ground floor the communal front door is controlled by a video entry system with remote door release. This door opens to the communal entrance hall.

STAIRS
Leading to the first floor.

ENTRANCE TO APARTMENT
The front door of Flat 6 opens into:

SITTING ROOM 15'0" x 9'10" (4.58m x 3.02m)
The front door of the apartment opens into the large living/dining room with plenty of natural light, radiator, television and telephone sockets, rear facing double glazed window, open plan to kitchen area. Doors leading to bedroom and bathroom and built-in storage cupboard.

KITCHEN 9'10" x 4'11" (3.02m x 1.50m)
Rear facing double glazed windows, range of floor and wall mounted units, integrated appliances to include fridge, oven four ring gas hob and dishwasher, free standing washing machine, wall mounted Worcester Bosch central heating boiler, tiled splash backs and tiled floor.

BATHROOM 8'4" x 6'10" (2.55m x 2.09m)
White suite comprising: panel bath with shower over, wash hand basin and low level WC, spot lights, extractor fan, radiator.

BEDROOM ONE 11'9" x 6'10" (3.60m x 2.09m)
Side facing double glazed window with a view of the hills, radiator, television socket.

OUTSIDE
The property benefits from having one parking space found at the front of the property.

DIRECTIONS
From the office proceed down Church Street and go straight across at the traffic lights. Take the second left into Victoria Road and follow the road towards the end. The entrance to Victoria Court is the second last gateway on the right. Turn towards the left where parking for No 6 is designated. Steps at the side of the parking space lead down to the private garden and door to the apartment.

LEASE DETAILS
The property benefits from a long lease of 999 years from 2007
The current service charge is £720 a year paid quarterly

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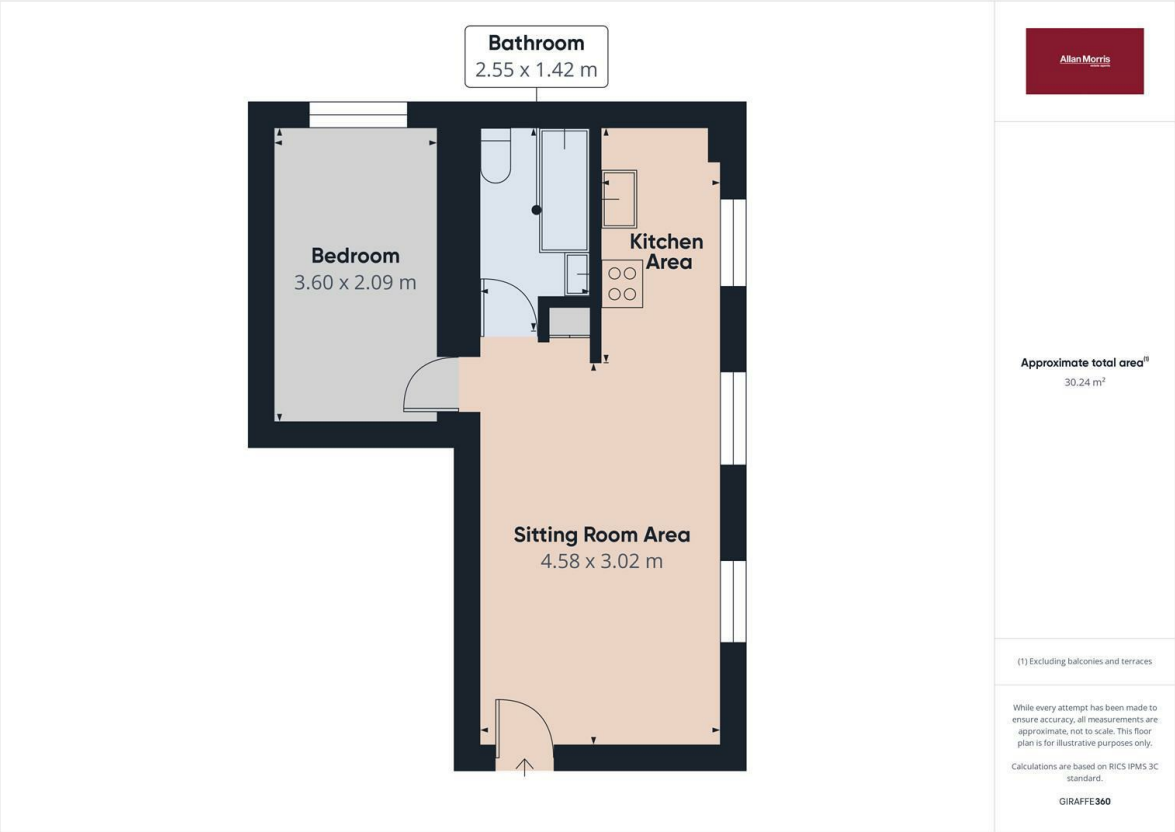


TENURE: We understand the property to be Leasehold with a share of the Freehold but this point should be confirmed by your solicitor.

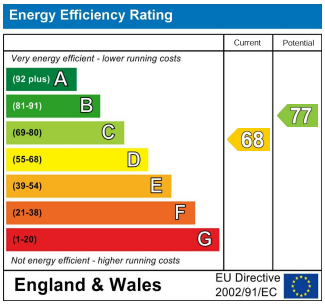
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Carpets, curtains and blinds will remain at the property. Other items may be available by separate arrangement

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: A

ENERGY PERFORMANCE RATINGS: Current: D68 Potential: C77

EPC



Material Information Report

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