



9 Aspen Court Osborne Road, Malvern, WR14 1JE

£145,000

A FIRST FLOOR TWO BEDROOM FLAT IN VERY CONVENIENT LOCATION FOR ACCESS TO MALVERN LINK TRAIN STATION , THE COMMON & A RANGE OF SHOPS AND FACILITIES WITHIN A SHORT WALK.

The property comprises:- entrance hall with built in cupboard and walk in storeroom, kitchen and lounge/diner with a West facing view of the hills, two double bedrooms, bathroom and further walk in store room on the external landing. Communal parking is available to the fore of the building and it has a garage en-bloc. The property has gas central heating and double glazing and is offered for sale with no onward chain.



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Communal entrance hall with stairs to first floor. On the landing is a large, private walk in store room adjoining the flat and door to the private entrance hall.

HALL

With radiator, hanging for coats, intercom for front door. Doors to store cupboard with shelving and walk in Store Room with light and power. Doors to:-

KITCHEN

Front aspect double glazed window with a view of North Hill, fitted kitchen units with cupboards at eye and base level, single drainer sink unit, built-in cupboard, plus cupboard housing gas central heating boiler, the cooker and the fridge are included, plumbing for washing machine, hatch to lounge/diner.

LOUNGE/DINER

Front aspect double glazed window with a view of North Hill, radiator, hatch to kitchen.

BEDROOM ONE

Rear aspect double glazed window, radiator, large double wardrobe with mirrored doors and hanging.

BEDROOM TWO

Rear aspect double glazed window, radiator, built-in wardrobe with hanging.

BATHROOM

With bath with thermostatic shower over, wash basin, WC, heated towel rail, extractor fan.

OUTSIDE

Aspen Court has communal gardens with shared parking. There is an area where washing can be dried outside. At the rear of the building is a gate giving access to Malvern Link Train Station.

The garages for Aspen Court are enbloc to the right of the building. No 9's garage is the first one on the right hand side.

LEASE INFORMATION

The property has a 999 year lease from 2012 with a 1/24 share of the Freehold.

The service charge is £145pcm and no pets are allowed. Philip Laney and Jolly are the managing agents.



DIRECTIONS

From the Allan Morris & Ashton office proceed along the Worcester Road. Follow this road towards Malvern Link and Osbourne Road is the fourth road on the left opposite Malvern Common and just before Malvern Link railway station.

Aspen Court can be found on the right hand side as indicated by the agents for sale board.

Number 9 is in the second block on the right hand side on the first floor.

To arrange a viewing or with any queries on the property please call Allan Morris & Ashton on 01684 561411

what3words

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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 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: 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		
	EU Directive 2002/91/EC	

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