

Philip Laney & Jolly

34, Priory Gardens Priory Road, Malvern, WR14 3DR

Guide Price £270,000

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Philip Laney & Jolly Malvern presents this exceptionally well-positioned two-bedroom ground floor apartment on the desirable Priory Road in Malvern. Offered to the market with no onward chain, the property provides well-proportioned accommodation, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The apartment benefits from two generous sized bedrooms, with the main bedroom forming a lovely suite complete with a separate dressing area and ensuite bathroom, offering a little extra space and privacy. There is also a separate main bathroom, providing additional convenience for guests or visiting family.

The living accommodation comprises a welcoming living room, offering a comfortable space to relax and unwind, alongside a separate fitted kitchen. The hallway also offers additional versatility, with plenty of potential to accommodate a dining area, creating a practical space for everyday living and entertaining.

Externally, the property benefits from an allocated parking space, adding further convenience. Ideally situated within easy reach of Malvern town centre, the flat is well placed for a range of local shops, amenities and transport links.

With its convenient ground floor position, useful bedroom suite and the added benefit of no onward chain, this property offers a fantastic opportunity for those looking to get onto the property ladder, downsize or add to an investment portfolio.

Hallway/Dining Area
Storage cupboard with radiator. Three ceiling light points. Radiator. Doors off to all rooms.

Main Bedroom
Ceiling light point. Two radiators. Double glazed window to rear and side aspects. Built in wardrobes. Dressing area. Door leading to:

Ensuite
Ceiling spotlights. Heated towel rail. Shower cubicle with mains fed shower over. Pedestal wash hand basin. Low level WC. Half tiled walls.

Living Room
Double glazed window to front and side aspects. Two radiators. Two ceiling light points. Two wall light points.

Bathroom
Ceiling spotlights. Heated towel rail. Panelled bath with mixer taps over. Pedestal wash hand basin. Low level WC. Half tiled walls.

Bedroom Two
Ceiling light point. Radiator. Built in storage. Double glazed window to side aspect.























Kitchen
Ceiling spotlights. Tiled floor and splashback. Radiator. Matching wall and base units with worksurfaces over. Integrated oven, grill and dishwasher. Space for fridge-freezer. Space and plumbing for washing machine. 'Whirlpool' four ring gas hob with extractor over. One and a half sink and drainer.

Parking
Parking for the property is one allocated parking space.

Tenure Leasehold
We understand (subject to legal verification) that the property is Leasehold. 125 year lease with 99 years remaining. Peppercorn ground rent. Service charge of £2363.72 paid annually.

Services
Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Floor Plan
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

COUNCIL TAX MHDC
We understand the council tax band presently to be : C
Malvern Hills District Council
https://www.tax.service.gov.uk/check-council-tax-band
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Broadband
We understand currently Full Fibre Broadband is available to order at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

https://www.openreach.com/fibre-checker

Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

https://checker.ofcom.org.uk/en-gb/mobile-coverage

Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Viewings
Strictly by appointment with the Agents. Please call 01684 575100. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.



Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

Approximate total area(1)
72.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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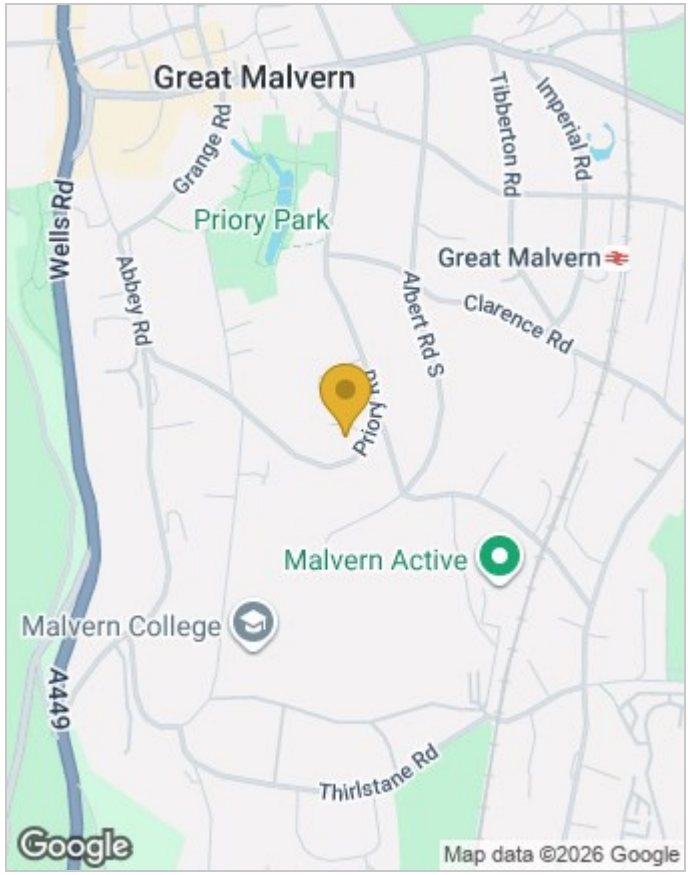

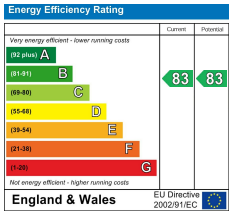

Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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