



139 Worcester Road, Malvern, WR14 1ET  
Guide Price £130,000



Philip Laney & Jolly present this two bedroom second floor apartment located in the sought after area of Worcester Road, Malvern. The property offers an excellent opportunity for first time buyers and investors and is offered for sale with no onward chain.

The apartment forms part of a well maintained development with both lift and stair access, providing convenient access for residents. Upon entering the property you are welcomed into a reception room filled with natural light, creating a comfortable and inviting living space.

There are two well proportioned bedrooms which provide flexible accommodation, ideal for sleeping arrangements or for use as a home office if required. The bathroom is conveniently positioned to serve the apartment and supports modern everyday living.

Residents benefit from well maintained communal grounds which provide an attractive outdoor setting, along with the advantage of dedicated parking.

While the apartment would benefit from some cosmetic improvement, it presents a fantastic opportunity for buyers to personalise the property to their own taste and style.

In summary, this two bedroom apartment on Worcester Road offers comfortable accommodation in a convenient and desirable location in Malvern, with the added benefit of no onward chain and excellent potential for enhancement.

EPC: C Council Tax Band: B Tenure: Leasehold

#### Entrance Hallway

Airing cupboard housing dual immersion water heater. Storage cupboard. Ceiling light point. Doors off to:

#### Living Room

Two double glazed windows to front aspect. Electric storage heater. Two ceiling light points.

#### Kitchen

Matching wall and base units with worktops over and tiled splashbacks. Stainless steel sink and drainer with dual tap over. 'Neff' electric 4 ring hob and 'Neff' electric oven with extractor fan over. Space for undercounter fridge, freezer and space and plumbing for a combined washing/dryer. Ceiling light point.

#### Bedroom One

Double glazed window to front aspect. Electric storage heater. Built-in wardrobe. Ceiling light point.

#### Bedroom Two

Double glazed window to front aspect. Electric storage heater. Ceiling light point.





#### **Bathroom**

Panelled bath with 'Mira' electric shower over, low level WC and pedestal wash hand basin with tiled splashback. Heating fan and extractor fan. Ceiling light point.

#### **Outside**

Access to communal gardens. Gated access to main road. Allocated parking space.

#### **Services**

Mains electricity, 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.

#### **Tenure - Leasehold**

We understand (subject to legal verification) that the property is Leasehold.

We have been advised that the property benefits from an original lease of 999 years from the 1st January last passed of the date of the lease. Aprox 1994

Service charge £723.90 payable every six months or £120.65 per month.

#### **Floorplan**

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 - Malvern**

We understand the council tax band presently to be : B

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).

#### **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>

#### **Broadband**

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

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

<https://www.openreach.com/fibre-checker/my-products>



#### **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.

#### **Parking**

The property has its own allocated parking space and visitors parking spaces are also provided

#### **Viewings**

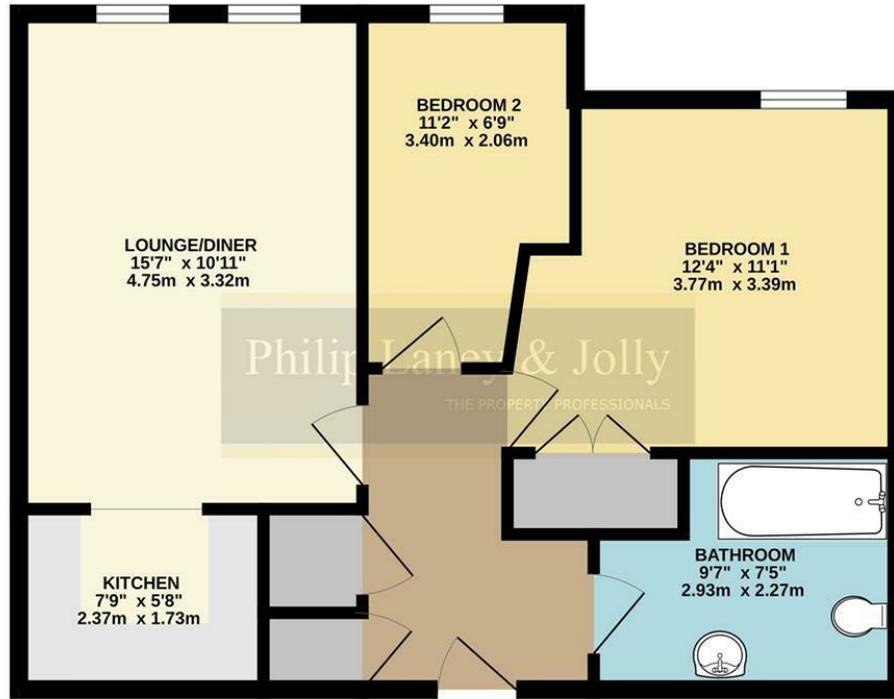
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.

#### **Property to sell?**

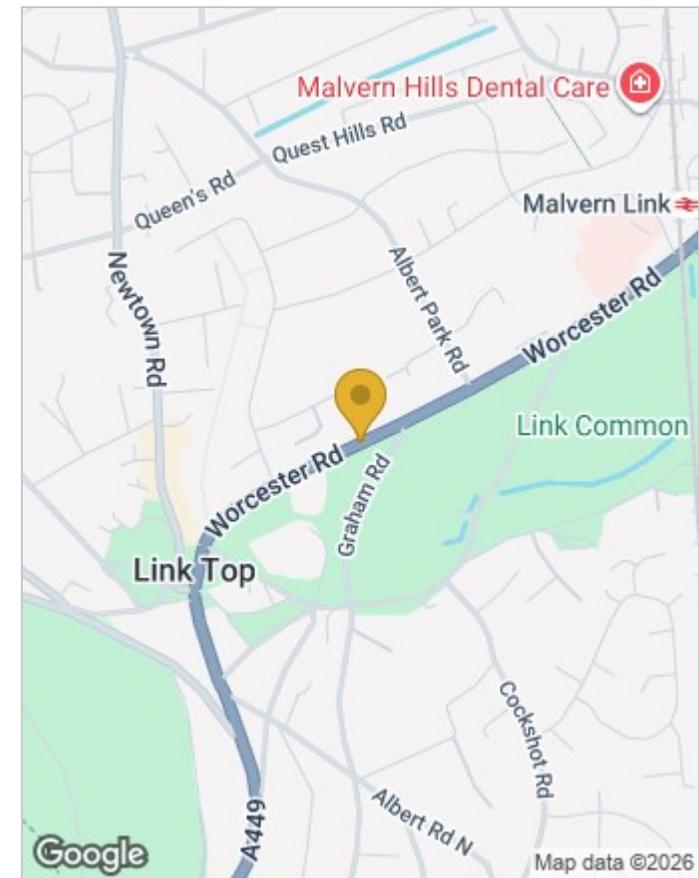
If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
02-10	A		
11-15	B		
16-20	C		
21-25	D		
26-30	E		
31-35	F		
36-50	G	74	77
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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