Philip Laney & Jolly



139 Worcester Road, Malvern, WR14 1ET

Guide Price £117,950

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** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ MALVERN TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL **

Philip Laney & Jolly Malvern present this one-bedroom second-floor apartment on Worcester Road, ideally situated within easy reach of Malvern town centre and its range of shops, cafés and local amenities. Built in 1995, the property offers well-proportioned accommodation, lift access and allocated parking, making it a practical choice for first-time buyers, downsizers or investors alike.

The accommodation comprises a reception room providing space for both relaxing and entertaining, alongside a separate kitchen fitted with an integrated oven and hob, with additional space for a fridge and washing machine. The bedroom benefits from a built-in wardrobe, providing useful storage, while the bathroom completes the accommodation.

Further benefits include lift access to the second floor, allocated parking for one vehicle and additional visitor parking. The property also enjoys access to communal gardens, providing an outdoor space for residents to enjoy.

The apartment would benefit from modernisation, offering buyers the opportunity to update the accommodation to suit their own tastes and requirements. Offered to the market with no onward chain, the property presents an appealing opportunity for those looking to get onto the property ladder, downsize or add to their investment portfolio.

Conveniently located on Worcester Road, the apartment is well placed for access to Malvern town centre, with its selection of independent shops, cafés, supermarkets and everyday amenities. With its convenient location, practical features this property is well worth viewing.

EPC: C Council Tax Band: B Tenure: Leasehold

Entrance Hallway
Ceiling light point. Storage cupboard. Doors off to:

Bathroom
Ceiling light point. Panelled bath with Mira shower over. Tiled splashback. Pedestal wash hand basin. Low level WC. Wall heater. Extractor fan.

Bedroom
Ceiling light point. Electric radiator. Built in wardrobe. Airing cupboard housing immersion heater.

Living Room/ Dining
Three double glazed windows to front aspect. Ceiling light point. Electric radiator. Ceiling light point. Archway opening to:











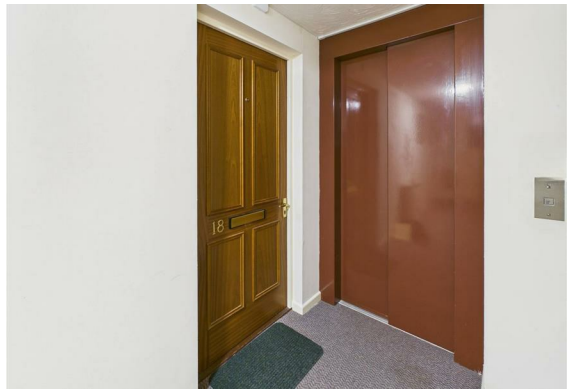












Kitchen
Ceiling light point. Stainless steel sink and drainer. Matching wall and base units with work surface over. Tiled splashback. 'Indesit' four ring hob and oven with extractor fan over. Space for fridge. Space and plumbing for washing machine that can be sold upon separate negotiation.

Council Tax MHDC
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).

Parking
Parking for the property is one allocated space in communal parking area.

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.

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.

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.

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.

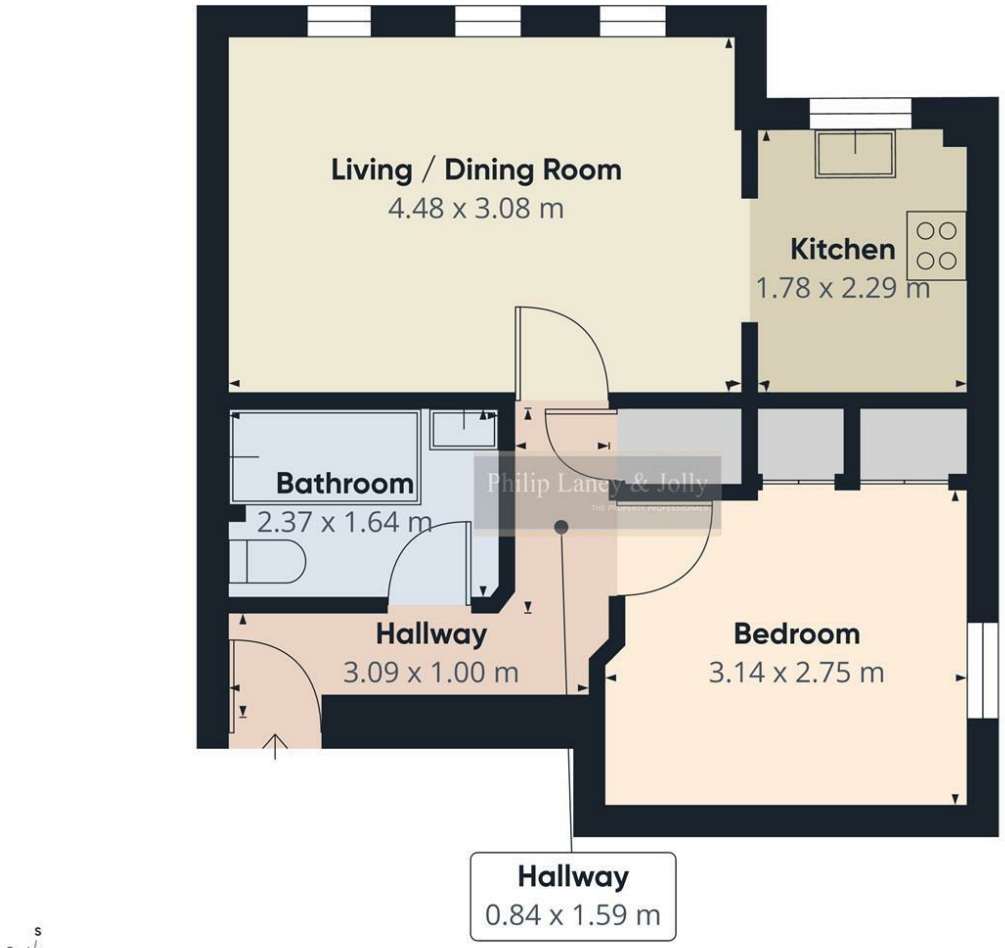
Tenure - Leasehold
We understand (subject to legal verification) that the property is Leasehold, with 968 years remaining on the lease and a service charge of £723.90 that is payable every 6 months.

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. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

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
EE- Good outdoor and in-home
O2- Good outdoor, variable in-home
Three- Good outdoor and in-home
Vodafone- Good outdoor and in-home



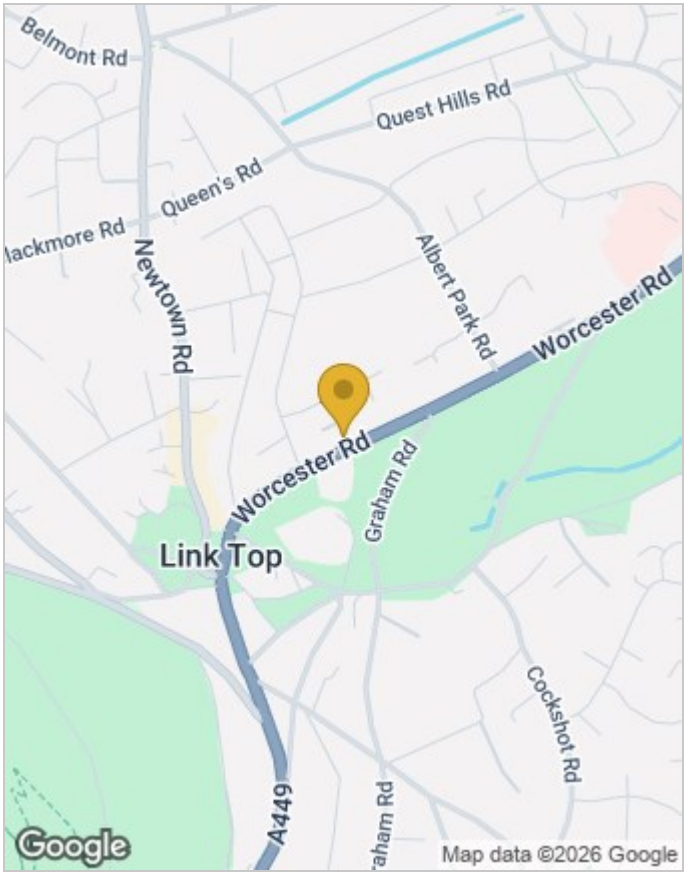
Approximate total area(1)

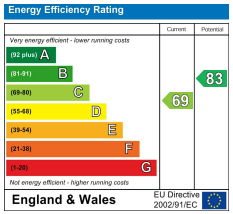
36.2 m²

(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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