

## 103a Holyrood Apartments Worcester Road Malvern, WR14 4QY

This Studio Apartment is located in Great Malvern and would make the perfect bolt hole, holiday home or investment property. In brief the accommodation comprises, entrance hall, shower room and open plan kitchen, living and sleeping area. Recently redecorated and newly carpeted throughout, this Studio Apartment is offered for sale with no onward chain. EPC Rating D

**Guide Price £69,950**

# 103a Holyrood Apartments Worcester Road

Malvern, WR14 4QY



103a Holyrood Apartments enjoys a convenient position less than five minutes on foot from the centre of Great Malvern where there is a comprehensive range of amenities including cafes, restaurants, shops, Waitrose supermarket, the renowned Theatre and cinema complex and Splash leisure pool and gymnasium. The property itself is a beautifully presented studio apartment situated on the first floor of this period building.

## Communal Entrance

From Worcester Road, door leads into the Communal Entrance. With post boxes and intercom entry into the main building.

## Entrance

Steps lead to the entrance door into the Apartment. With a door off to the Shower Room, opening to the Kitchen Area.

## Open Plan Living

The Open Plan Living has been divided into three main areas as detailed below;

## Kitchen Area

6'6" x 5'2" (2m x 1.6m)

Fitted with a range of white high gloss eye and base level units with square edged working surfaces over, tiled splash backs and sink unit with mixer tap. Integrated electric oven and hob with stainless steel splashback and extractor vent. Space for an undercounter fridge freezer and plumbing for washing machine. Hatch to small loft space, electric radiator and intercom entry phone.

## Living Area

8'0" x 7'2" (2.45m x 2.20m)

From the Kitchen Area steps lead up to the Living Area with wall mounted electric fire and Velux window.

## Bedroom Area

9'10" x 5'10" (3m x 1.8m)

A raised area with open balustrade and lighting above.

## Shower Room

8'6" x 3'3" (2.60m x 1m)

Fitted with a contemporary tiled shower cubicle with glass door housing electric shower. Vanity unit with sink inset, mixer tap and tiled splashback. Corner low level WC and obscured window to front.

## Council Tax Band

We understand that this property is council tax band A. This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

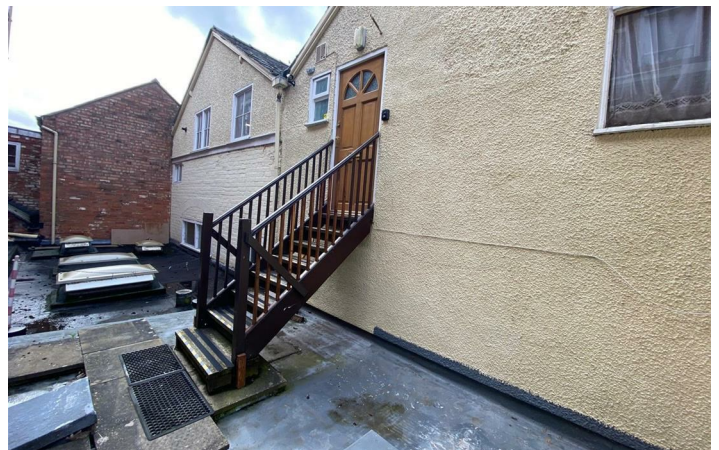
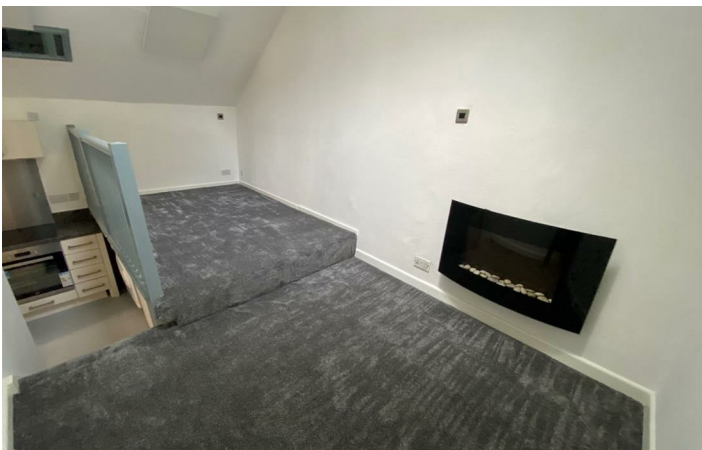
## Leasehold

Our client advises us that the property is Leasehold on a 189 year Lease commencing on 25th March 1988. We understand that there is an annual ground rent of £66 with a quarterly service charge of £262.75.

Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

## Services

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.



## Ground Floor



## Flat 103a, 25-27 Worcester Rd, Malvern

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.

