



## 1 Etonhurst, Barnards Green, WR14 2BU

**£150,000**

Situated close to all the shops and facilities of Barnards Green, this ground floor apartment boasts spacious accommodation that briefly comprises; entrance hall, re fitted kitchen dining room, shower room, living room and two double bedrooms. Further benefits include gas central heating, double glazing and allocated off road parking space for one car. Offered for sale with no onward chain. EPC Rating C70

### **Communal Entrance Hall**

From the car park at the rear of the building, the main entrance door with a security entry system leads to the Communal Entrance hall. With stairs to the upper floors, meter cupboard and door to:

### **Entrance Hall**

Via part glazed door, security entry phone system, radiator and doors to all rooms. Large walk-in cupboard with shelving and hanging rails. A further cupboard housing Baxi 630 Combination Boiler and slatted shelving.

### **Kitchen Dining Room 12'4" x 9'2" (3.76m x 2.79m)**

Re fitted with a range of white high gloss fronted eye and base level units with complimenting grey work surfaces over and tiled splashbacks. Stainless steel single drainer sink unit. Integrated washer/dryer and fitted electric oven and four ring electric hob with chrome extractor canopy over. Double glazed window to rear aspect and radiator. Tiled flooring.

### **Living Room 14'4" x 10'7" (4.37m x 3.25m)**

A light and airy room with two radiators and double glazed window to rear aspect.

### **Bedroom One 11'1" x 10'7" (3.38m x 3.25m)**

Double glazed window to front aspect and radiator.

### **Bedroom Two 10'5" x 9'3" (3.20m x 2.82m)**

Double glazed window to front aspect and radiator.

### **Shower Room 7'10" x 5'6" (2.39m x 1.70m)**

A refitted shower room comprising of a double walk-in shower unit with mains shower, low level WC and vanity wash hand basin with storage underneath. Mirrored medicine cabinet, shaver light and point, radiator, part tiled walls, obscure window to the side aspect.

### **Outside**

To the front of the property there is a parking bay providing off road parking for one vehicle.

### **Council Tax Band**

We understand that this property is council tax band B.

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 1st January 1980. We understand that there is a maintenance/service charge of £841.67 per annum. We understand that the current block managing agent is Taylor Clarke.

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

### **Disclosure**

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

### **Money Laundering Regulations**

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

### **Directions**

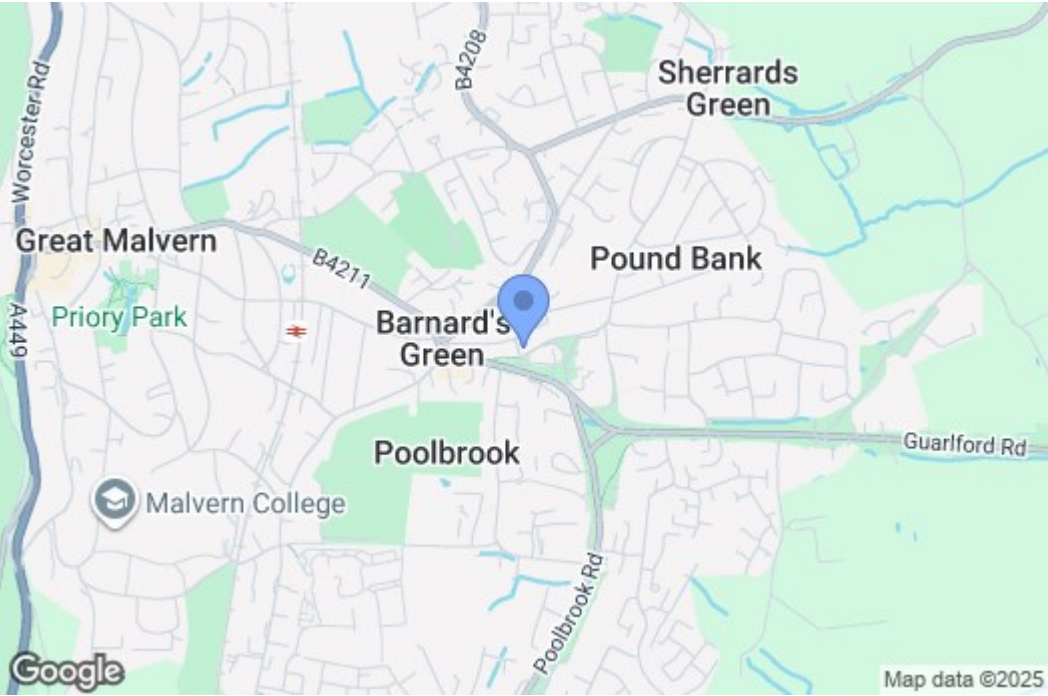
From our Malvern office proceed down Church Street through the traffic lights and to Barnards Green Roundabout. Take the second exit into Upper Chase Road and Etonhurst is located on the right hand side.



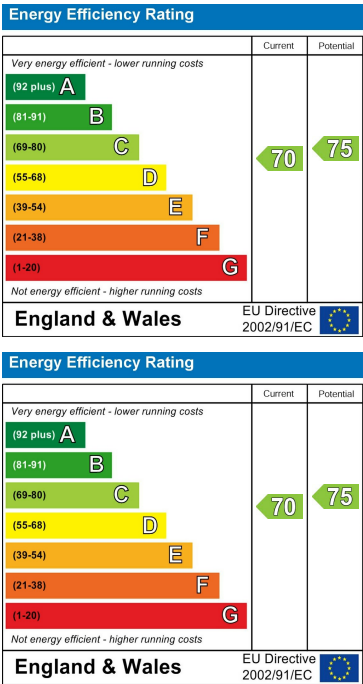
Floor Plan



Area Map



Energy Efficiency Graph



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.