



## 20 Crown Lea Court Borrowdale Road, Malvern, WR14 3NG

**£170,000**

Located on Borrowdale Road, close to the amenities of Barnards Green, this second-floor apartment offers a perfect blend of comfort and convenience. The property boasts spacious accommodation including a light living room with access to a balcony, fitted kitchen, two bedrooms with fitted wardrobes and a bathroom. One of the standout features of this apartment are the pleasant communal gardens along with a garage en bloc, providing additional storage or a secure space for your car. this property is ideal for buy to let, first home or retirement. Situated close to local amenities, residents will enjoy easy access to shops, cafes, and other essential services, making daily life both convenient and enjoyable. The property is offered with vacant possession and no onward chain, allowing for a smooth transition for the new owner.

### **Communal Entrance Hall**

Intercom entry provides access into the wide Communal Entrance Hall with staircase rising to the upper floors. Apartment 20 is located on the Second Floor.

### **Entrance Hall**

Solid wood entrance door leading to the entrance hall with radiator, dado rail and doors to all rooms. Intercom entry phone, central heating thermostat, hatch to loft space, cloaks cupboard and airing cupboard housing lagged tank and shelving.

### **Living Room**

A light and spacious room with two double glazed windows and door to the rear. The door leads to a small balcony area, ideal for a bistro table and chairs and takes advantage of far reaching views towards the Severn Valley, Two radiators and TV point.

### **Kitchen 10'7" x 7'4" (3.23 x 2.26)**

Fitted with a range of white fronted base and eye level units with work surfaces, tiled splashback and stainless steel sink unit with mixer tap. Slot in electric double oven, plumbing for washing machine and dishwasher, wall mounted Glowworm Ultimate gas central heating boiler with Danfoss timer control. Double glazed window to rear taking full advantage of views.

### **Bathroom**

The Bathroom is fitted with a white suite comprising panelled bath with Triton T80 electric shower over. Pedestal wash hand basin, low-level WC, tiled splashback, radiator and obscure double glazed window to front.

### **Bedroom One 9'6" x 13'11" (2.91 x 4.25)**

Two double glazed windows to front, radiator, TV point and built-in full height double wardrobe.

### **Bedroom Two 2.81 x 3.24**

Double glazed window to front, radiator and built-in full height double wardrobe.

### **Outside**

Crown Lea Court is set amidst mature, sizeable communal gardens and has external bin stores and a useful bike store.

### **En Bloc Garage**

The apartment has the benefit of a single en-bloc garage with up and over door. Additional visitors parking is available on site.

### **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 with 86 years remaining. We understand that there is an annual Service Charge of £1085.38 and an annual Ground Rent of £10.00

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

### **Money Laundering Regulations**

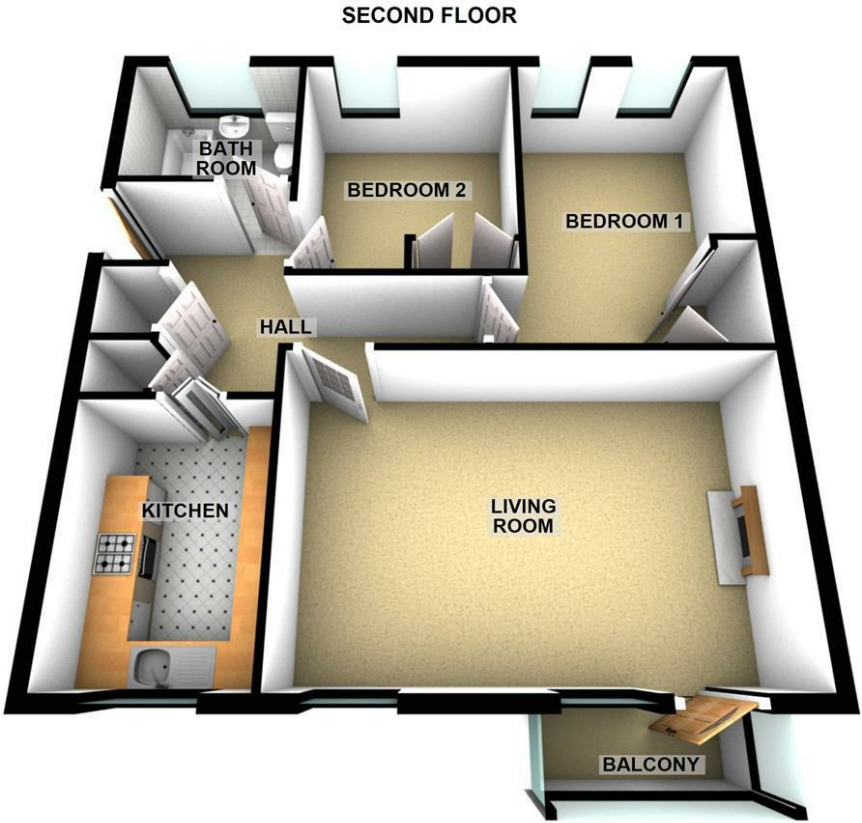
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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

### **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.

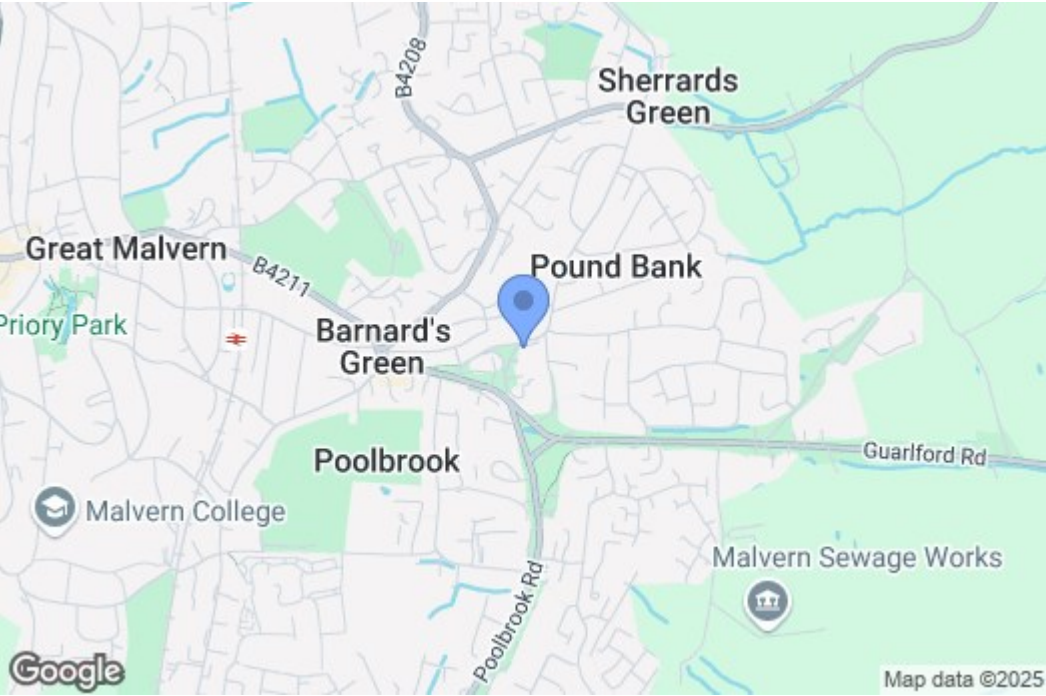


Floor Plan

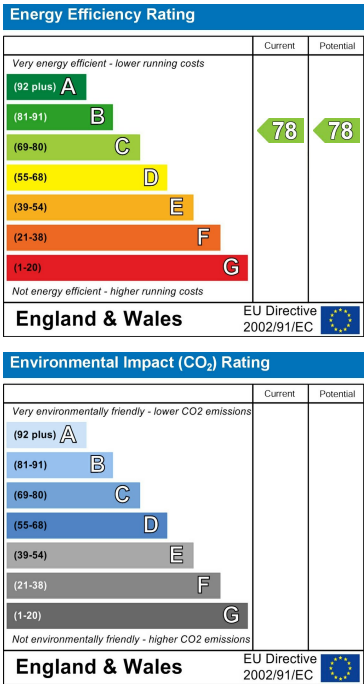


20 CROWNLEA COURT, MALVERN

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.