



10 Victoria Court Victoria Road, Malvern, WR14 2TE

**Offers In The Region
Of £185,000**

A ground floor apartment with its own private courtyard garden in a quiet location a short walk from a full range of facilities in Great Malvern, including Malvern Theatres and cinema, Waitrose supermarket, Splash leisure centre and gym. The property has its own entrance plus an allocated parking space. The accommodation comprises:- through sitting room opening to dining kitchen with appliances and large storage cupboard, master bedroom with refitted en-suite shower room and built-in wardrobes, second bedroom with built-in wardrobes, second shower room, courtyard garden. The property has double glazing and gas central heating and is within easy reach of all facilities in Great Malvern. An early viewing is strongly recommended. NO CHAIN SALE



10 Victoria Court, Victoria Road, Malvern, WR14 2TE

ENTRANCE

Double glazed door and adjacent double glazed window with fixed blinds, opens to:

SITTING ROOM 8'11" x 21'10" (2.74m x 6.67m)

Telephone point, TV aerial point, wall-light points, wall-mounted electric fire, radiator with fretwork surround. Door to bedroom one, double doors to large built-in double cupboard with RCD electric unit. Open to Dining Kitchen.

DINING KITCHEN 18'6" x 7'9" (5.64m x 2.38m)

Fitted units to eye and base level with single drainer sink unit with mixer tap, fitted cooker with gas hob and electric oven, filter hood over, condensing tumble dryer, washing machine, integrated fridge and freezer, cupboard housing Worcester Bosch gas central heating boiler, ladder-style radiator. Door to:

SHOWER ROOM 7'0" x 5'3" (2.14m x 1.61m)

Side aspect opaque double glazed window, concealed cistern WC, wash basin with cupboard under and mixer tap over, shower enclosure with thermostatic shower, ladder-style radiator, extractor fan.

BEDROOM TWO 10'6" x 9'0" (3.21m x 2.76m)

Side aspect opaque double glazed window, radiator with fretwork surround, built-in mirrored wardrobe with hanging and shelving.

BEDROOM ONE 16'3" x 7'10" (4.97m x 2.39m)

Dual aspect double glazed window, wall light points, alcove with shelving and lighting, double built-in wardrobes, door to:

EN-SUITE SHOWER ROOM

Wash basin with mixer tap and cupboard under, close coupled WC, large shower enclosure with thermostatic shower, ladder-style radiator, tiled floor and walls, mirror, extractor fan, heated towel rail.

OUTSIDE

The apartment has steps which lead down from the parking space to the private low maintenance courtyard, fully enclosed and mainly paved, suitable for potted plants and lovely private space to sit outside, with a timber framed garden shed.

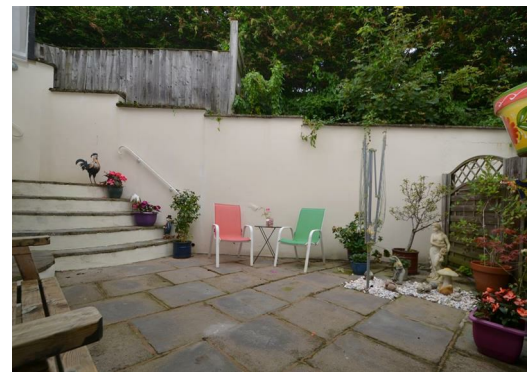


DIRECTIONS

From the office proceed down Church Street and go straight across at the traffic lights. Take the second left into Victoria Road and follow the road towards the end. The entrance to Victoria Court is the second last gateway on the right. Turn towards the left where parking for No 10 is designated. Steps at the side of the parking space lead down to the private garden and door to the apartment.

LEASE DETAILS

The property has a 999 year lease from 2007 and owns a one seventeenth share of the freehold. The service charge is currently £720 pa.



GROUND FLOOR
698 sq ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq ft. (64.5 sq.m.) approx.
While every attempt has been made to make the accuracy of the description contained here, measurements of areas, volumes, levels and fittings should be approximate and no responsibility is taken for any error. Dimensions are for internal use only. The services, systems and appliances shown have not been tested and are for information only. The services, systems and appliances shown have not been tested and are for information only. The services, systems and appliances shown have not been tested and are for information only. The services, systems and appliances shown have not been tested and are for information only.



TENURE: We understand the property to be Leasehold with a share of the Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Carpets, curtains and blinds will remain at the property. Other items may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

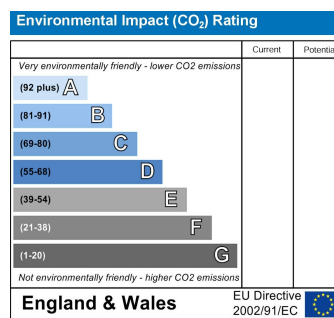
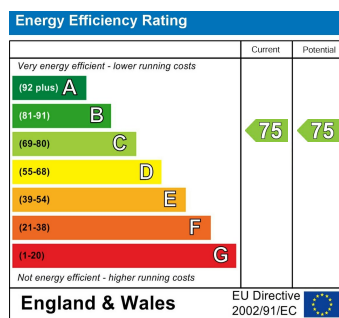
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B

ENERGY PERFORMANCE RATINGS: Current: C75 Potential: C75

SCHOOLS INFORMATION:

Local Education Authority: Worcestershire LA: 01905 822700

Local Education Authority: Herefordshire LA: 01432 260927



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