



26 Cameron Court St Andrews Road, Malvern, WR14 3QQ

£165,000

A well presented ground floor apartment within walking distance of local shops and Great Malvern railway station. The property comprises: entrance hall with walk-in store room and separate airing cupboard, two bedrooms, one with built in wardrobe, bathroom, sitting/dining room and separate kitchen. Further benefits include gas fired central heating & garage en-bloc. No onward chain and ideal investment or first time buy. Early viewing is essential,



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COMMUNAL ENTRANCE HALL

ENTRANCE

Recessed hallway, radiator, large storage cupboard, entry phone system, telephone point, boiler cupboard housing gas central heating boiler. Doors to:

SITTING ROOM 13'5" x 13'5" (4.11m x 4.11m)

Two rear facing double glazed window, fireplace surround, satellite and television points, radiator.

KITCHEN 10'7" x 6'9" (3.23m x 2.08m)

Side facing double glazed window, range of eye and base level units, worktop with inset sink and drainer unit, spacer for electric cooker, space for washing machine, space for further appliances, radiator, spotlighting.

BEDROOM ONE 11'3" x 9'6" (3.45m x 2.90m)

Rear facing double glazed window, storage cupboard/wardrobe, radiator.

BEDROOM TWO 11'1" x 9'6" (3.40m x 2.90m)

Rear facing double glazed window.

BATHROOM 6'3" x 5'3" (1.92m x 1.62m)

Panel bath with electric shower over, low level WC, wash basin, radiator, extractor fan, tiled floor.

DIRECTIONS

From our Allan Morris office on Worcester Road, proceed down Church Street and through the traffic lights to Barnards Green roundabout. Take the fourth exit onto Court Road and proceed as it turns into St Andrews Road, where Cameron Court will be found on the left hand side.

what3words

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ADDITIONAL INFORMATION

The property has 999 years from 2010. No ground rent is payable as each leaseholder owns 1/43 of the Freehold. The service charge is £100 pcm which includes cleaning of communal areas, window cleaning, gardening, maintenance and repairs to building fabric, communal lighting, communal smoke detectors, building insurance.







TENURE: We understand the property to be Leasehold 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. Other items, such as carpets and curtains, 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.

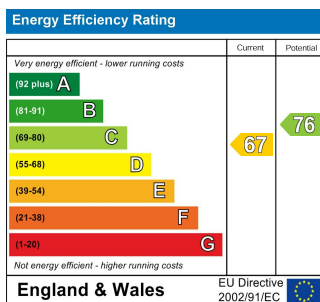
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B

ENERGY PERFORMANCE RATINGS: Current: D67 Potential: C76

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

EPC

Material Information Report



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