



Chestnut Court Avenue Road, Malvern, WR14 3BY

£165,000

A ground floor flat in a very convenient position for access to Great Malvern station and with all the facilities of Barnards Green on the doorstep including a bus service for Malvern and Worcester and a wide range of shops and facilities. Briefly comprising:- entrance hall, breakfast kitchen with appliances included, lounge, two bedrooms, shower room, external store room and enbloc garage. Would benefit from some updating. Gas centrally heated and double glazed with communal gardens and parking.

Excellent buy-to let potential or for a buyer wanting easy access to local shops. Offered for sale with no onward chain.



2, Chestnut Court, Avenue Road, Malvern, WR14 3BY

COMMUNAL ENTRANCE HALL

With door to Flat 2:-

HALL

With door entry phone, and doors to:-

BREAKFAST KITCHEN

Front aspect window, radiator, wall mounted Vaillant gas central heating combi boiler. Fitted kitchen units include one 1 1/2 bowl single drainer sink unit with double cupboard under, three large corner cupboards, two drawer units, wall mounted cupboards with display corners, broom cupboard, space for fridge freezer (appliance included), space and plumbing for slimline dishwasher (Bosch dishwasher included), space and plumbing for washing machine (Bosch washing machine included), built in double oven and grill with four ring gas hob with filter hood over.

LOUNGE

Rear aspect window, two radiators, fireplace with electric fire. Door to:-

INNER HALL

With telephone point, door entry phone. Doors to:-

BEDROOM

Rear aspect window, radiator, fitted floor to ceiling wardrobes and cupboards to one wall.

BEDROOM

Front aspect window, radiator.

SHOWER ROOM

Side aspect opaque window, extractor fan, corner shower enclosure with thermostatic shower, wash basin, wc, airing cupboard with shelving.

OUTSIDE

An external brick built private STORE ROOM measuring 1.4m x 1.35m plus an enbloc GARAGE 4.6M X 2.45M with up and over door. Communal gardens surround the property. Communal car park.

FURTHER INFORMATION

This property is owned by a member of Allan Morris Malvern staff.

LEASE INFORMATION

The property is leasehold with a share of the freehold. The service charge is currently £170pcm. The length of lease is 997 YEARS. Restrictions include no pets allowed and only one vehicle per flat to be parked in the car park.

DIRECTIONS

From our office in Great Malvern proceed down Church Street, go straight on at the traffic lights and take first right into Avenue Road. Go down the road, past the train station and Chestnut Court can be found at the bottom of the road on the right hand side.
For viewings please park on the road.







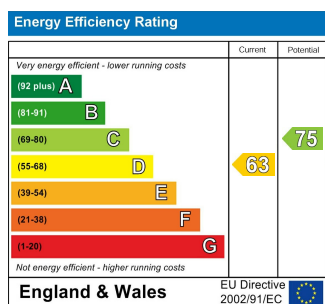
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. 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

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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