Philip Laney & Jolly

46 Worcester Road, Malvern, WR14 4AA

Guide Price £150,000

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Philip Laney & Jolly Malvern presents this delightful one bedroom apartment situated on Worcester Road, offering modern living in a convenient location just a short stroll from Malvern town centre.

Stepping inside, the apartment benefits from high ceilings, creating a wonderful sense of space and light throughout. The contemporary interior provides a comfortable and stylish setting, ideal for an individual or couple looking for a well located home.

The living room features access to a private balcony, where you can enjoy the property's far reaching views, providing a lovely outlook and an ideal spot to sit and relax.

The kitchen is well equipped with integrated appliances, offering a practical and contemporary space for everyday living.

Externally, the property also benefits from off road parking to the front, providing convenient parking for residents.

The location is a real highlight, with Malvern town centre just a short walk away, offering a variety of shops, cafés, restaurants and everyday amenities. The nearby train stations also provide excellent transport links to surrounding areas, making this an ideal choice for commuters.

With its modern interior, high ceilings, private balcony, far reaching views, integrated kitchen appliances and convenient location, this one bedroom apartment offers a fantastic opportunity to enjoy everything Malvern has to offer.

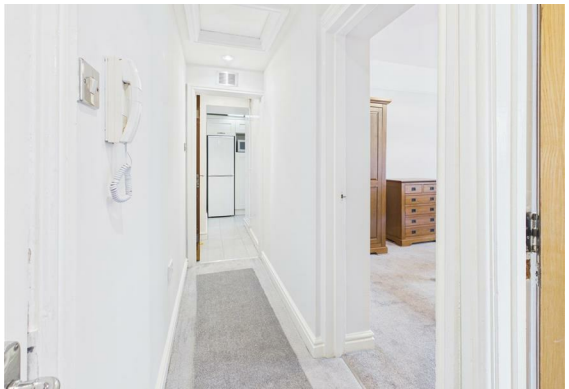
EPC: C Council Tax Band: B Tenure: Leasehold

Entrance Hallway
Ceiling spotlights. Doors off to:

Living Room
Bay windows to front aspect with far reaching views. Steps up to obscure glazed door leading out to balcony area. Electric wall mounted fire. Storage cupboard housing 'Worcester Bosch' combi boiler. Ceiling light point and two wall light points.

Kitchen
Range of matching wall and base units with worksurface over. Under cabinet lighting. Integrated 'Siemens' oven and grill and 4 ring gas hob with extractor. One and a half sink and drainer with tap over. Space and plumbing for washing machine and tumble dryer. Space for fridge freezer. Tiled flooring and LED lighting.

Bedroom
Double glazed window to side aspect. Radiator and ceiling light point.



Bathroom
Obscure window to front aspect. Wash hand basin built into vanity unit, panelled L shaped bath with shower and low level WC. Fully tiled. Chrome heated towel rail. Wall light points.

Outside
The flat has access to a private balcony and also communal gardens to the rear of the property.

Parking
Parking for the property is to the front of the building.

COUNCIL TAX MHDC
We understand the council tax band presently to be : B
Malvern Hills District Council
https://www.tax.service.gov.uk/check-council-tax-band
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Tenure Leasehold
We understand (subject to legal verification) that the property is Leasehold.
The current lease terms is 999 years from 01/01/2002 ending on the 01/01/3001 974 years remaining
Current service charge is £1518 per annum. Payable every six months £759.
A 'peppercorn' rent payable

Services
Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Floor Plan
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Broadband
We understand currently cabinet broadband is available to order at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

https://www.openreach.com/fibre-checker

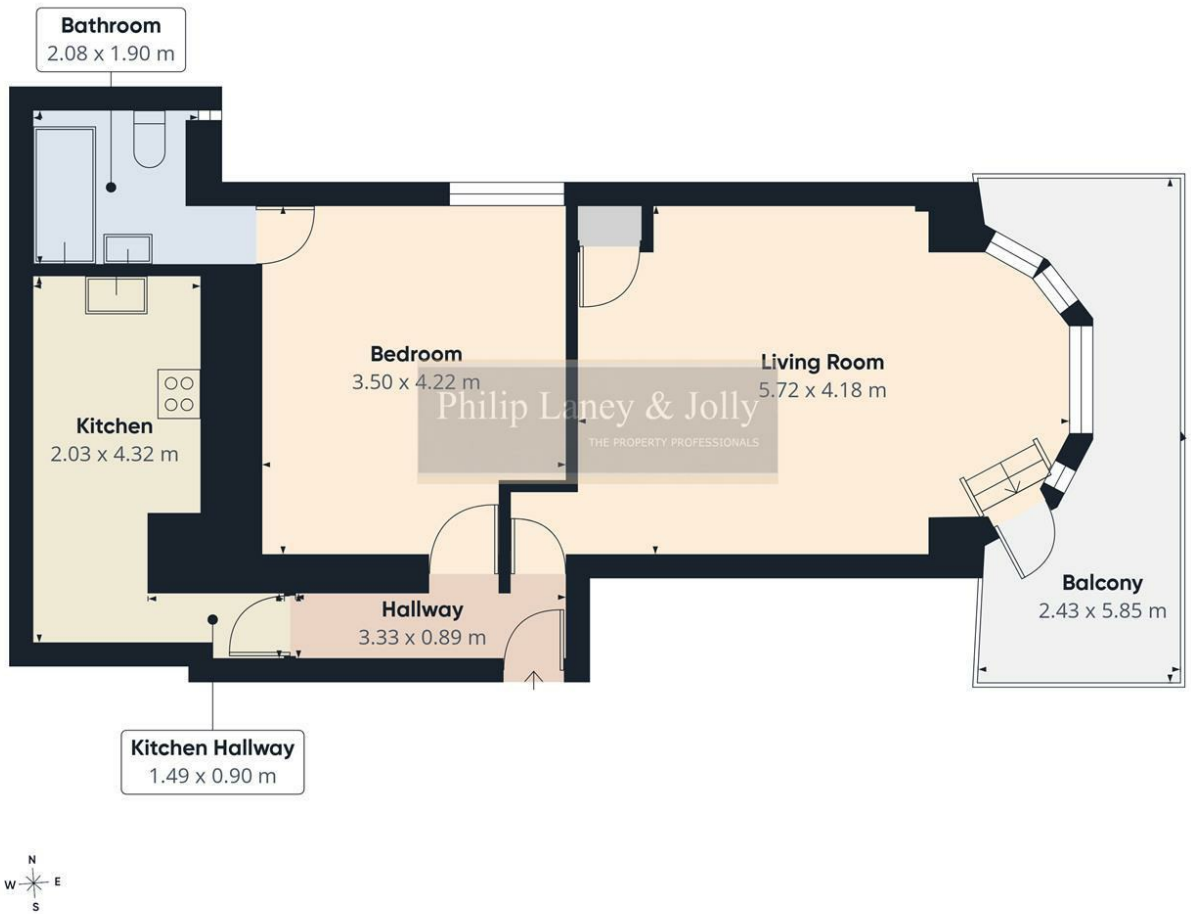
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

https://checker.ofcom.org.uk/en-gb/mobile-coverage

Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Viewing
Strictly by appointment with the Agents. Please call 01684 575100. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.



Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

Approximate total area(1)
52.8 m²

Balconies and terraces
10.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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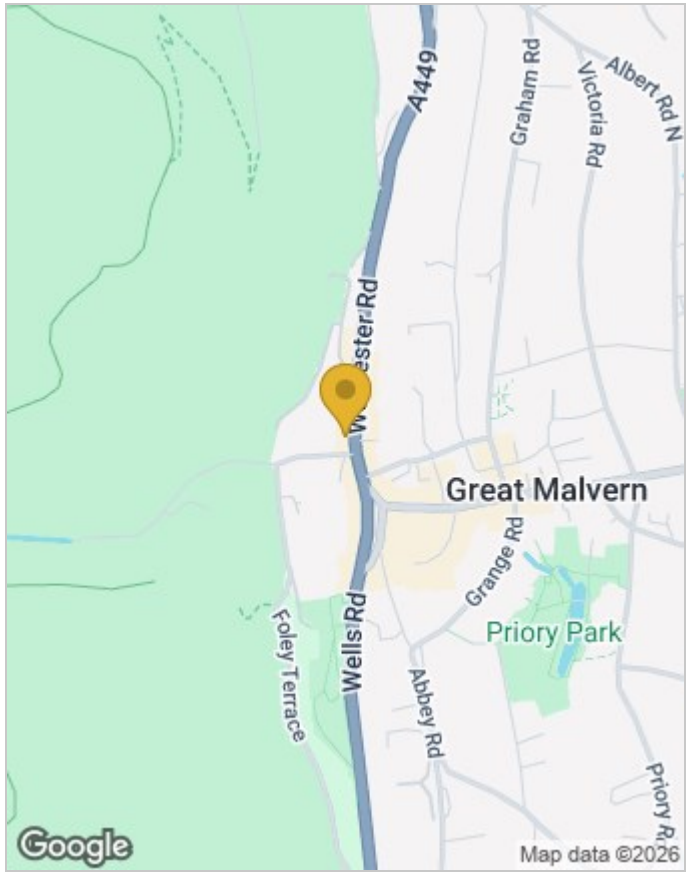

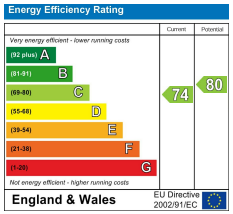

Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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