Allan Morris
estate agents

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Great Malvern
WR14 4QY
01684 561411

Flat 1, 48 Priory Road, Malvern, WR14 3DB

£225,000

A ground floor apartment located within the centre of Great Malvern, a very short walk from Malvern Theatres and Park, the leisure centre with swimming pool, Malvern Priory, Waitrose and a range of shops, cafes and restaurants. The well presented accommodation comprises:- hallway with built in storage, bathroom with bath and shower, two double bedrooms, a lounge/dining room, fitted kitchen with built in appliances, large integral 9.5m garage. Parking is available within the car park at the rear plus there is a small area of well tended, communal garden and an area for rotary washing lines.
Offered for sale with no onward chain.

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Flat 1, 48, Priory Road, Malvern, WR14 3DB

ENTRANCE
Door to communal entrance hall with front aspect, opaque, double glazed window and door to Flat 1.

ENTRANCE HALL
With recess for coats with cupboard under, radiator behind fretwork surround, built-in airing cupboard with hot water tank. Doors to:

BATHROOM
Front aspect, opaque double glazed window, bath with mixer tap and tiled surround, wash basin, mirrored cupboard over, WC, corner shower enclosure with Triton shower, heated towel rail, tiled floor.

BEDROOM ONE
Front aspect, double glazed window, wall mounted 'smart' electric radiator.

LOUNGE/DINING ROOM
Rear aspect, double glazed window, radiator behind fretwork surround, wall mounted bespoke shelving.

BEDROOM TWO
Rear aspect double glazed window, wall mounted 'smart' electric radiator, wall mounted bespoke shelving.

KITCHEN
Side aspect double glazed window, fitted kitchen including integrated smart' washing machine/dryer, recently installed and under guarantee), single drainer sink unit with cupboard under, four ring induction hob with oven under and filter hood over, built-in fridge, wall mounted units and larder cupboard.

GARAGE
9.5m x 3.5m Integral at the rear of the property with up and over door and light and power.

OUTSIDE
The property has small areas of communal gardens currently tended by the residents. At the rear of the property are areas where you can sit out. A corner of the garden has a rotary washing line. Extra parking, if needed, besides the individual garage is available to the fore of the garage doors.

LEASE INFORMATION
The property owns a 1/4 share of the freehold and the lease is 999 years with approx 949 years left. The annual service charge is £700.

DIRECTIONS

From the Allan Morris office in Great Malvern proceed downhill and right at the traffic lights onto Grange Road. Continue past Malvern Theatres and around to the left as Grange Road becomes Abbey Road. Take the first turn on the left after a short distance onto Priory Road and the property can be found on the left hand side as indicated by the Allan Morris 'For Sale' board.

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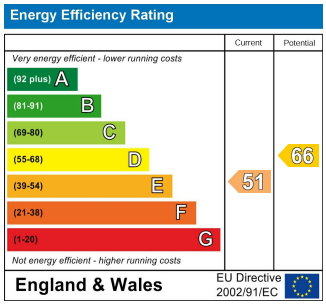
TENURE: We understand the property to be Leasehold with a share of the Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: 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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