



## Apartment 10, Chestnut Court Avenue Road Malvern, WR14 3BY

Located close to the local amenities of Barnards Green and within easy access to Great Malvern Railway Station. This first floor apartment offers accommodation briefly comprising Entrance Hall, Kitchen, Living Room, Two Double Bedrooms and Bathroom. The apartment further benefits from large double glazed windows throughout, providing plenty of light along with stunning views of the Malvern Hills. With communal gardens, enbloc garage and allocated parking, this property is offered for sale with no onward chain.

**Guide Price £160,000**

# Apartment 10, Chestnut Court Avenue Road

Malvern, WR14 3BY



## Communal Entrance

From the car park, Communal Entrance Door provides access via intercom system to the Communal Entrance. Apartment 10 is located on the first floor.

## Entrance Hall

Entrance door opens into the Entrance Hall, with doors off to the Kitchen and Living Room. Wall mounted consumer unit, intercom system and coving to ceiling.

## Kitchen

9'8" x 12'2" (2.97 x 3.72)

The Kitchen is fitted with a range of base and eye level units with working surfaces and tiled splashback. Space and plumbing for a washing machine and space for an additional undercounter appliance. Space for a slot in oven, stainless steel sink unit with drainer and mixer tap. Opening to large storage space currently housing a tall fridge freezer, door to a pantry cupboard with shelving. Large double glazed window to the rear aspect providing stunning views of the Malvern Hills.

## Living Room

14'11" x 13'3" (4.57 x 4.05)

A spacious and bright room with a large double glazed window to the front aspect, providing views of Barnards Green and over rooftops towards the Severn Valley. Coving to ceiling, two electric heaters, TV point and door to:

## Hall Way

Doors to both Bedrooms and Bathroom, coving to ceiling.

## Bedroom One

11'5" x 10'11" (3.50 x 3.33)

A generous double bedroom with coving to ceiling, electric heater and large double glazed window to the rear aspect, providing stunning views of the Malvern Hills and Church Spire.

## Bedroom Two

11'5" x 9'1" (3.49 x 2.78)

A bright room with coving to ceiling, electric heater and large double glazed window to the side aspect, providing views across Barnard Green and views over rooftops towards the seven Valley.

## Bathroom

The Bathroom is fitted with a white suite comprising low flush WC, pedestal wash hand basin and panel bath with tiled walls. Extractor fan, coving to ceiling and wall mounted towel rail. Base and eye level cabinet and additional wall mounted mirror cabinet. Door to airing cupboard currently housing the immersion heater/water tank and slatted shelving.

## Outside

Communal lawned gardens surround the property with flower filled beds. Communal car park with allocated space and gated access direct to Barnards Green.

## Enbloc Garage

15'1" x 8'0" (4.6 x 2.45)

Single Garage with up and over door.

## Council Tax Band

We understand that this property is council tax band B.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## Leasehold

Our client advises us that the property is Leasehold on a 999 year Lease commencing on 01.12.2013. We understand that there is an annual maintenance charge of £1980. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

## Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

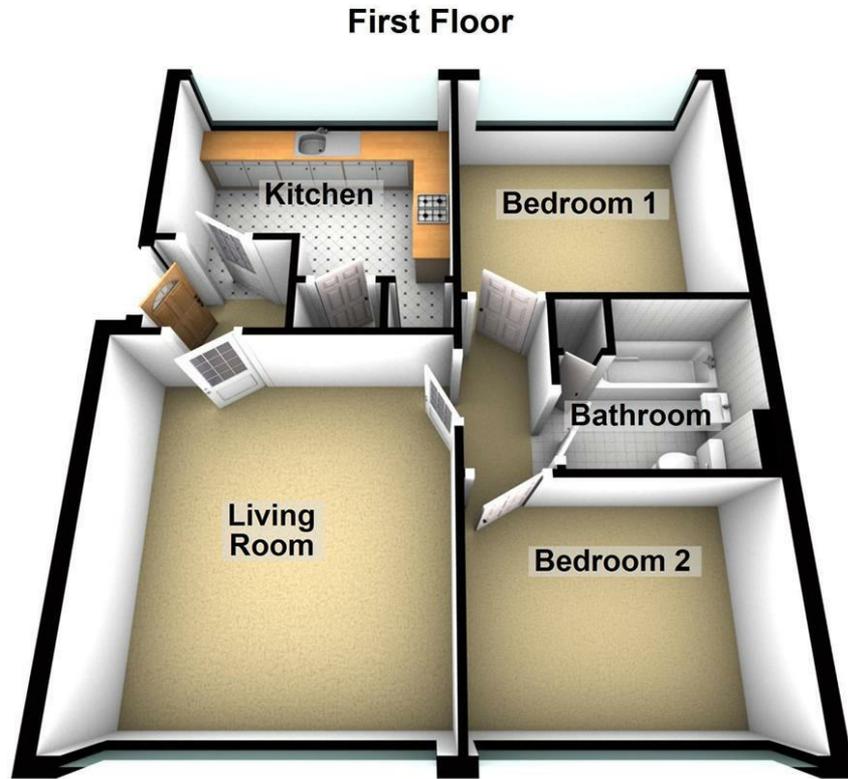
## Directions

From our Malvern office, head south on Worcester Rd, towards St Ann's Rd, slight left onto Church St, turn right onto Avenue Rd, Chestnut Court will be located on your left.

## Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet <https://www.youtube.com/watch?v=W1NaeIQtfCI>





**Apartment 10, Chestnut Court, Malvern**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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