



Priory Court 28-30 Priory Road, Malvern, WR14 3DR  
Asking Price £215,000





Philip Laney & Jolly Malvern present this lovely ground floor flat, situated on Priory Road in Malvern conveniently located close to local amenities, residents will find a variety of shops, cafes, parks, and recreational facilities all within easy reach, making day to day living effortless. Boasting two well proportioned bedrooms, this property is ideal for individuals, couples, or small families seeking a peaceful retreat within a vibrant community.

One of the standout features of this flat is the large communal gardens, providing a wonderful space for relaxation and outdoor activities. In addition, the private terrace offers the perfect spot for al fresco dining or simply enjoying a morning coffee in the fresh air overlooking the gardens. The property also benefits from a garage.

The accommodation comprises of entrance hall, spacious living room, separate kitchen, shower room and the two well proportioned bedrooms.

Offered with no chain, this property is ready for immediate occupancy, allowing buyers to move forward without unnecessary delay. This property presents an excellent opportunity for those looking to enjoy comfortable living in a sought after location. With its appealing features, outdoor space, and convenient setting, it is a property not to be missed.

EPC: D Council Tax Band: B Tenure: Leasehold

Entrance Hallway

Ceiling light point. Storage cupboard. Doors off to:

Living/Dining Room

Ceiling light point. Obscure double glazed window to side aspect. Two double glazed windows to front aspect. Access to generously sized terrace with views of the communal gardens.

Kitchen

Ceiling light point. Base units with work surfaces over. Double glazed window to front aspect. Space for fridge-freezer. Space and plumbing for washing machine. Integrated Bosch oven and Hotpoint induction hob. Stainless steel sink and drainer. Tiled splashback.

Bedroom One

Ceiling light point. Built in wardrobes. Double glazed window to rear aspect.

Bedroom Two

Ceiling light point. Double glazed window to rear aspect.

Bathroom

Airing cupboard housing electric immersion heater. Shower cubicle. Low level WC. Wash hand basin inset in to vanity unit. Obscure double glazed window to front aspect. Chrome heated towel rail. Ceiling light point.

Council Tax MHDC - Malvern

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).







## Financial Services - Malvern

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.

## Parking - Malvern

Parking for the property is available through a communal parking area (no allocated space) and a secure garage.

## Tenure - Leasehold

We understand (subject to legal verification) that the property is Leasehold. We are advised there is 980 years remaining on the lease with the service charge being £400 payable every 6 months.

## Broadband Malvern

We understand currently full fibre broadband is currently available 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 - Malvern

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

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

EE- Good outdoor, variable in-home

O2- Good outdoor, variable in-home

Three- Good outdoor and in-home

Vodafone- Good outdoor, variable in-home

## Floorplan - Malvern

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.

## Property to sell? Malvern

If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

## Services - Malvern

Mains electricity, 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.

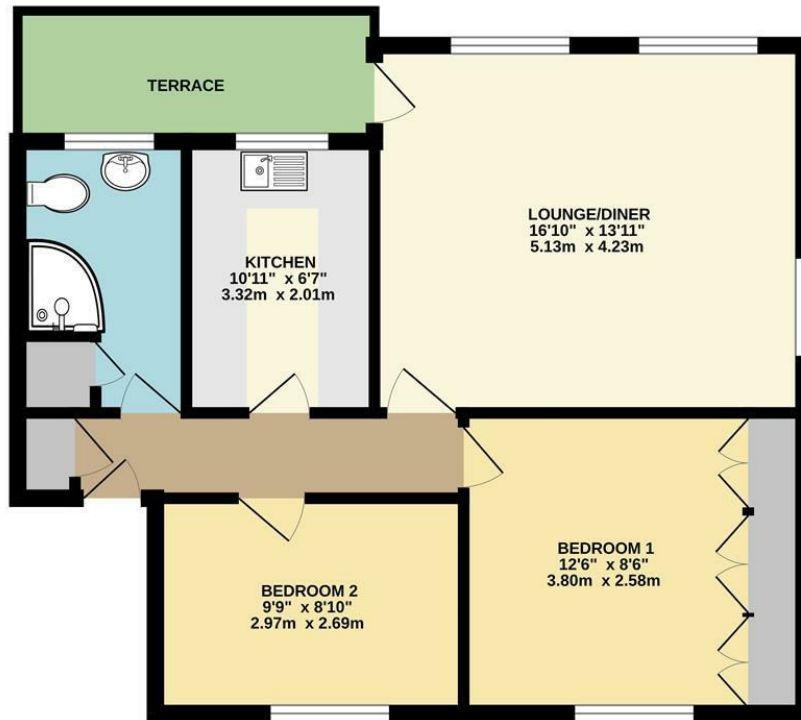
## Verifying ID - Malvern

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.

## Viewings - Malvern

Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

## GROUND FLOOR

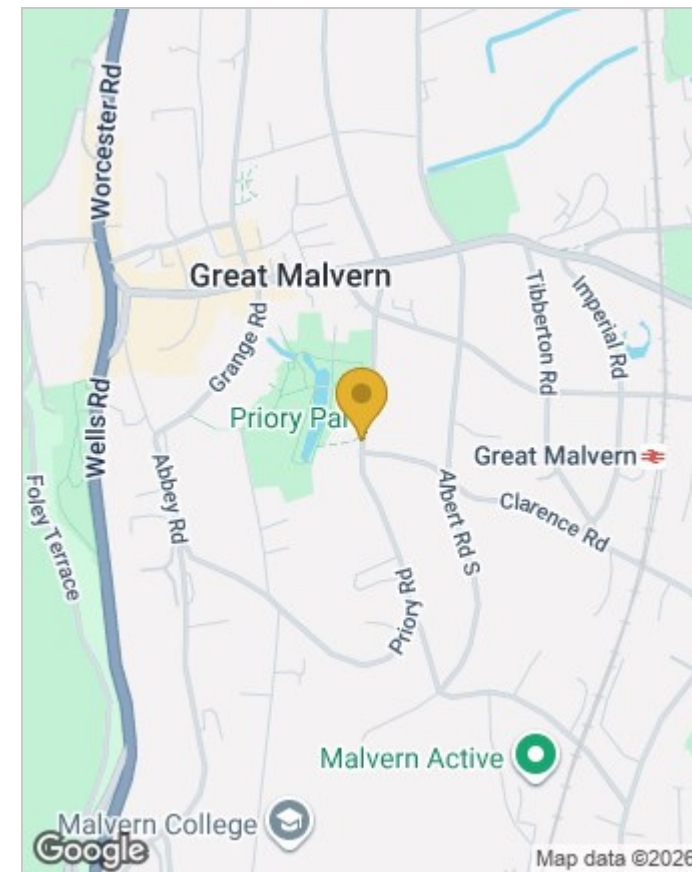


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Office on 01684 575100 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 64      | 77        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |