



## West Flat 233 Worcester Road, Malvern, WR14 1SY

£150,000

A very well presented, newly refurbished, spacious first floor three bedroom apartment for sale with no onward chain. Set in the heart of Malvern Link with great access to local shops and a short walk from Malvern Link Train Station. The accommodation comprises; entrance hall, lounge/diner, refitted kitchen with electric oven & hob, washing machine and fridge, three bedrooms and refitted bathroom. The property further benefits from gas central heating. Ideal as a spacious town centre home or a great investment (potential rental income £900 per calendar month). No onward chain.



# West Flat, 233 Worcester Road, Malvern, WR14 1SY

## ENTRANCE HALL

Accessed from the communal outside space via a UPVC door, ceiling light point, radiator, overhead storage cupboard, doors to;

## LOUNGE DINER

Double glazed window to the front aspect, ceiling light point, radiator. Door to kitchen, bathroom & bedrooms.

## KITCHEN

Double glazed window to the rear aspect, ceiling light point, fitted kitchen with both floor and wall mounted kitchen units, integrated oven, integrated hob & overhead extractor, integrated washing machine, boiler unit, radiator.

## BEDROOM ONE

Double glazed window to the front aspect, ceiling light point, radiator.

## BEDROOM TWO

Double glazed window to the front aspect, ceiling light point, radiator.

## BEDROOM THREE

Double glazed window to the rear aspect, ceiling light point, radiator.

## BATHROOM

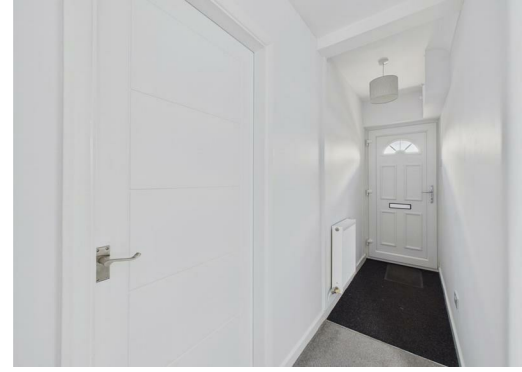
Double glazed frosted window to the rear aspect, low-level W/C, bath with overhead shower unit, hand wash basin, vanity cupboard, wall mounted vanity mirror, airing cupboard, ceiling light, extractor fan.

## DIRECTIONS

From our office proceed along Worcester Road towards Malvern Link. As you reach the centre of Malvern Link the West Flat, 233 Worcester Road, can be found on the left hand side situated above St Richard's Hospice shop, with the access to the side of the building off Hampden Road. To arrange a viewing or with any queries please call the Malvern Office on 01684 561411 or email [malvern@allan-morris.co.uk](mailto:malvern@allan-morris.co.uk)

## LEASE

The property has a 999 year lease from and 1 January 2020.







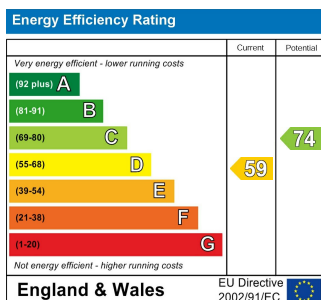
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**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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