





Property Description

Situated within close proximity to amenities in Malvern Link such as the train station this ground floor apartment offers Entrance Hall, Living Room, Kitchen, Bedroom, Bathroom and private outside patio.

The property further benefits from residents facilities including a large lounge, bookable guest suite, laundry facility, building manager, alarm pull cords throughout the apartment and stunning mature gardens. Offered for sale with no onward chain.

Approach To The Property

The property is approached through a private car park for residents and visitor. A sloped pathway with support rail leads to the secure main doors that allow access to the building. The property also benefits from having private access at the side through its private patio area.

Internal Approach

A short walk on level ground inside leads to the ground floor flat. There is a large communal storage area for residents with key access and fire exits. Directly next to the flat is the laundry room which the use of is included in the price.

Entrance Hall

A spacious entrance hall that leads to the Lounge, bedroom and bathroom. The hall benefits from support hand rails, electric heater and a smoke detector. There is a large built in cupboard and an emergency alarm that calls medical support

Lounge

A good size light and airy living space with electric fireplace, mantel piece and marble look hearth. There is a double-glazed sash window to the rear aspect and to the side aspect are the French doors, which lead to the

private patio. There is a large in-built storage cupboard with the combi boiler inside.

Kitchen

A self contained kitchen, with a range of eye level and ground level units. There are dual electric hobs with hood and extractor fan and work surfaces. The raised single oven is with microwave is built in. Wash hand basin with ample storage.

Bedroom

A spacious bedroom with large double-glazed window to side aspect looking out to the private patio area. There is large built in storage with an electric heater and a support rail.

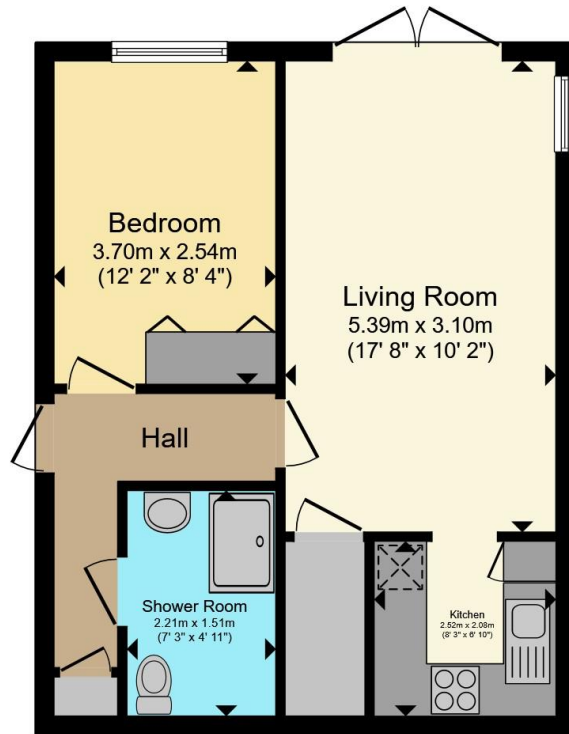
Wet Room

A wet room complete with support rails a wash hand basin and a low flush WC. There is a heated towel ladder with vanity mirror, plus an emergency cord to call for medical support.

Outside

Directly outside the French doors is the private patio that belongs to the flat. Part of this area has to be kept clear as it is a fire escape. The communal gardens then wrap around the building with a wood chip path leading through the low shrub banks and conifer trees.





Total floor area 43.0 sq.m. (463 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Denny & Salmond on

T 01684 561866
E

13a Worcester Road
MALVERN WR14 4QY

EPC Rating: C Council Tax Band: B

Service Charge: Ask Agent Ground Rent: Ask Agent

Tenure: Leasehold

view this property online dennyandsalmond.co.uk/Property/MVN100016

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MVN100016 - 0002