

Philip Laney & Jolly



9 Ashgrove Apartments, Malvern, Worcestershire WR14 1ET

- Purpose built first floor Apartment
- Living Room, Kitchen
- Bedroom, Bathroom
- Double Glazing, Night Storage Heating
- Communal Parking and Gardens
- Convenient for Malvern Link Railway Station

Price Guide: £79,950

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LOCATION/DESCRIPTION

Located at Link Top, within walking distance of Malvern Link railway station, this first floor apartment is an ideal first time buy or investment property. The accommodation briefly comprises Bedroom, Bathroom, Lounge and Kitchen. Outside there is shared parking and communal gardens.

COMMUNAL ENTRANCE

Door to communal Entrance Hall with stairs rising to front door leading to

ENTRANCE HALL

With security entry phone, wood effect laminate flooring, door to storage cupboard, door to

LIVING ROOM

12'7" x 10'9" (3.84m x 3.28m). Two windows to front aspect. TV point and telephone point. Night storage heater. Artexed ceiling. Ceiling light point. Wood effect laminate flooring. Archway to

KITCHEN

7'9" x 5'9" (2.36m x 1.75m). Range of fitted units, incorporating stainless steel sink, further work surface, space and plumbing for automatic washing machine, built-in Neff electric oven, 4 ring electric hob, Neff extractor, matching range of wall mounted storage cupboards, space for tall fridge/freezer, base drawers and cupboards, wood effect laminate flooring.

BEDROOM

12'7" maximum x 9' (3.84m maximum x 2.74m). Two windows to front aspect. Built in wardrobe. Airing cupboard. Night storage heater.

BATHROOM

Cream suite incorporating panelled bath with Mira Spa shower over, pedestal wash hand basin, low level WC. Extractor fan, Dimplex heater. Tiled floor.

OUTSIDE

Communal parking. Attractive communal gardens mostly laid to lawn with shrub borders.

TENURE

Leasehold with a 999 year lease from 1997.

SERVICES

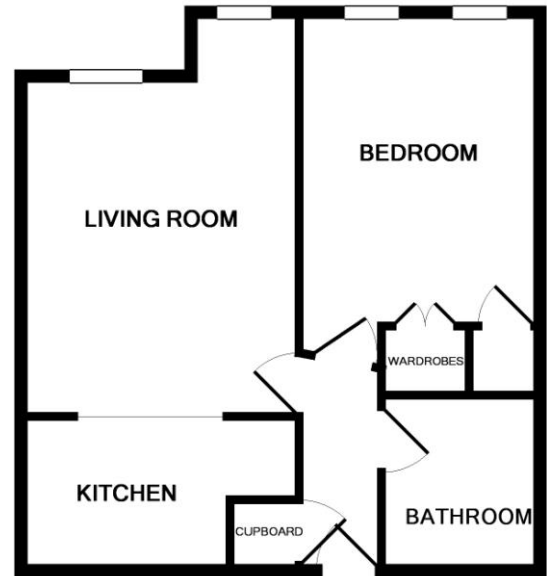
Mains Electricity, Water and Drainage were laid on to the property and connected at the time of our inspection. We have not carried out any tests on the services, and cannot therefore confirm that they are free from defects or in working order.

VIEWING ARRANGEMENTS

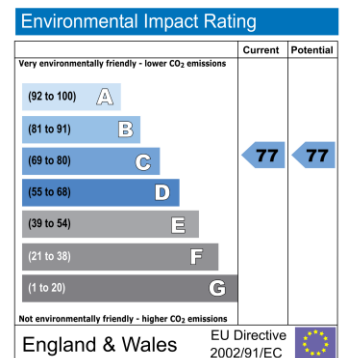
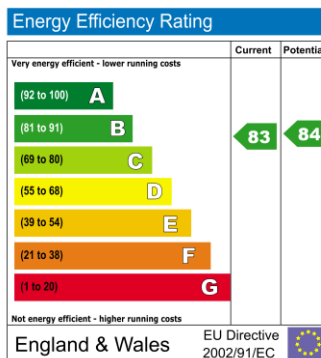
Strictly by arrangement with the Agents. Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

DIRECTIONS

From our office on Worcester Road proceed in the direction of Worcester and continue straight on at the first set of traffic lights. After the traffic lights take the next turning left into Alexandra Road and then take the first turning right into Alexandra Lane. Continue down the lane and take the right hand turning into the car park for Ashgrove Apartments.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the position of doors, windows, rooms and any other items are approximate and no responsibility is taken for omission, or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchaser. The services, systems and appliances shown have not been tested and their operability or efficiency can be given as to their operability or efficiency can be given
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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

