

Philip Laney & Jolly



5 Aspen Court, Malvern, Worcestershire WR14 1JE

- Second floor Apartment
- 2 Bedrooms, Bathroom
- Living Room and Kitchen
- Gas Warm Air Central Heating
- Off-road Parking and Garage en-bloc
- Mature communal Gardens

Price Guide: £105,000

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LOCATION/DESCRIPTION

Aspen Court is situated near to Malvern Link Railway Station and within easy reach of the shops and amenities of Malvern Link, this second floor apartment offers well presented accommodation which briefly comprises Entrance Hall, Living Room, Kitchen, Two Bedrooms and Bathroom. The apartment, which looks out over mature communal gardens, Off-Road Parking and Garage en-bloc.

ENTRANCE

Communal entrance door leading to communal entrance hall. Stairs rise to 2nd floor, door to

ENTRANCE HALL

Door to large storage cupboard. Warm air central heating control unit, door to airing cupboard with lagged hot water cylinder and shelving.

LIVING ROOM

14'8" x 11' (4.47m x 3.35m). Wall mounted electric heater. Window to front aspect. TV aerial point. Serving hatch to Kitchen.

KITCHEN

11' x 7'7" (3.35m x 2.31m). Range of fitted storage cupboards with worksurfaces over. Space and point for electric cooker. Stainless steel sink and drainer. Door to pantry. Space and plumbing for automatic washing machine. Further door to storage/drying cupboard.

BEDROOM 1

11'1" x 10'7" (3.38m x 3.23m). Window to rear aspect. Built-in wardrobe.

BEDROOM 2

11'1" x 10'7" (3.38m x 3.23m). Window to rear aspect.

BATHROOM

6'5" x 5'7" (1.96m x 1.70m). Consisting of white suite with panelled bath with electric shower over, pedestal wash hand basin, low level WC, Dimplex electric heater.

OUTSIDE

The property has a communal parking area and attractive mature communal gardens. There is a single garage situated in a separate block. Within the grounds there is also a communal drying area and gate that provides easy access to Malvern Link railway station.

SERVICES

Mains Electricity, Gas, 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, heating system or any appliances, and cannot therefore confirm that they are free from defects or in working order.

TENURE

Leasehold. The current service charge is approximately £95 per month to include water rates and the servicing of the warm air heating system.

COUNCIL TAX

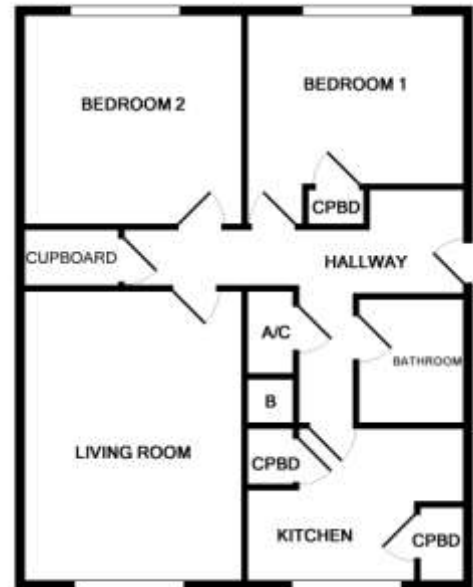
Malvern Hills District Council. Tax band B.

VIEWING

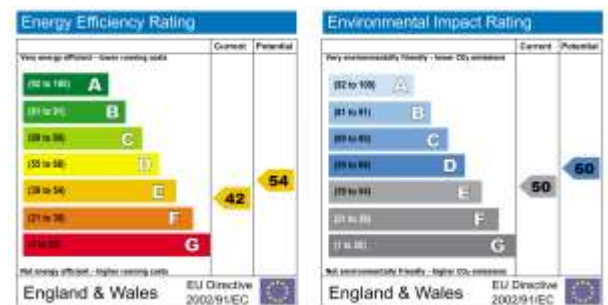
Strictly by arrangement with the Agents. Please ring is to make an appointment. We are open from 9am to 5.30 pm Monday to Friday and 9am to 4pm on Saturdays.

DIRECTIONS

From our office in Worcester Road proceed left in the direction of Worcester. Continue through the traffic lights and take the 4th road on the left, Osbourne Road. Aspen Court can be found on the right hand side



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

