

# Philip Laney & Jolly



**35 Cameron Court, St Andrews Road, Malvern Worcestershire WR14 3QQ**

- Refurbished and modernised
- Purpose built ground floor Apartment
- Entrance Hall, Living Room, Kitchen
- Two Bedrooms, Shower Room
- New UPVC double glazed windows
- Gas Central Heating
- Communal parking and gardens
- Garage en bloc

**Price Guide: £124,500**

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# 35 Cameron Court, St Andrews Road, Malvern Worcestershire

## LOCATION/DESCRIPTION

Located in a convenient position for the local facilities and amenities in Barnards Green and within walking distance of QinetiQ, 35 Cameron Court is a ground floor flat. The accommodation comprises Entrance Hall, Storage Cupboard, Two Bedrooms, Lounge, Kitchen and Shower Room. The property further benefits from Gas Central Heating, Double Glazing and a Garage en-bloc. To the outside there are communal gardens. The Agent recommends an internal viewing to fully appreciate the interior.

Front door leading to:

## ENTRANCE HALL

With door to storage cupboard, radiator, wall mounted central heating thermostat, door to airing cupboard housing Bosch washer dryer with radiator and slatted shelves.

## LIVING ROOM

15'5" x 11'6" (4.70m x 3.51m) Having two windows to the rear aspect, double radiator, TV aerial and telephone points, open plan to:



## KITCHEN

11'6" x 6'6" (3.51m x 1.98m) Fitted with a range of matching units incorporating inset stainless steel sink, further work surfaces, base drawers and cupboards, tiled splashbacks, wall mounted storage cupboards, Diplomat four ring gas hob and electric oven, electric stainless steel extractor fan, Glow Warm wall mounted combination boiler, window to the rear aspect.

## BEDROOM 1

12'8" x 9'0" (3.86 x 2.74m). With windows to the side aspect, radiator, door to built-in wardrobe.

## BEDROOM 2

11'4" x 6'9" (3.45m x 2.06m). With window to the side aspect, radiator under.

## SHOWER ROOM

Having a re-fitted white suite comprising of a low level wc, pedestal wash hand basin, double shower cubicle with electric Mira sport shower over, radiator, part tiled walls, mirror with light having a shaver point.

## 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, and cannot therefore confirm that they are free from defects or in working order.

## VIEWING ARRANGEMENTS

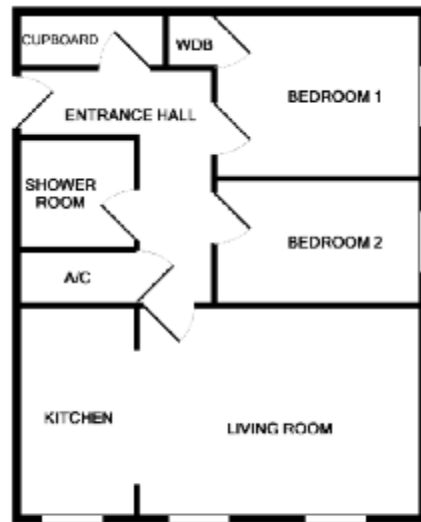
Strictly by arrangement with the Agents. Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

## DIRECTIONS

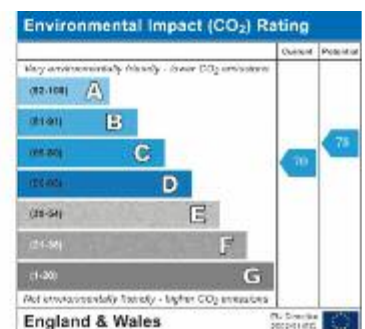
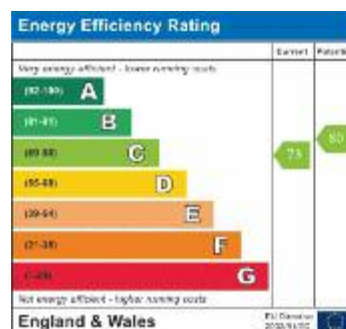
From our office on Worcester Road turn right taking the first turning left into Church Street. Continue down Church Street, through the traffic lights towards Barnards Green, and at the roundabout take the 4<sup>th</sup> exit into Court Road, which becomes St. Andrews Road. Cameron Court will be found on the left hand side.

## AGENT'S NOTE

The property is offered for sale upon instructions received from an employee of Philip Laney and Jolly, who is therefore a "connected person" under the terms of the Estate Agents act 1979 (as previously amended).



Whilst every effort 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 a guide only. Prospective purchasers. 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.

