

Philip Laney & Jolly



17 Cameron Court, St Andrews Road, Malvern Worcestershire WR14 3QQ

- Purpose built ground floor Apartment
- Entrance Hall, Living Room, Kitchen
- Two Bedrooms, Bathroom
- Gas Central Heating, Double Glazing
- Communal parking and gardens, Garage
- Modernisation required

Price Guide: £105,000

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17 Cameron Court, St Andrews Road, Malvern Worcestershire

LOCATION/DESCRIPTION

A ground floor apartment located in a convenient position for the local facilities and amenities in Barnards Green and within easy reach of Qinetiq. The accommodation requires modernisation and comprises: Entrance Hall, Living Room, Kitchen, Two Bedrooms, Kitchen and Bathroom. The property further benefits from Gas Central Heating, Double Glazing and a Garage, Attractive Communal Gardens.

Door to communal Entrance Hall with door to Flat 17.

ENTRANCE HALL

With radiator, entry phone, wall mounted central heating thermostat.

LIVING ROOM

14'7" x 11'0" (4.46m x 3.35m) With windows to the front and side aspects, radiator under.

KITCHEN

10'4" x 7'4" (3.15m x 2.24m). Having a range of matching units including inset stainless steel sink, base drawers and cupboards, work surface over, space and plumbing for automatic washing machine, space and point for gas cooker, matching wall mounted storage cupboards, window to the rear aspect, radiator, tiled splashbacks, door to storage cupboard with wall mounted Worcester combination boiler.

BEDROOM 1

14'7" x 9'3" (4.46m x 2.82m). With window to the front aspect, radiator, built-in double wardrobe.

BEDROOM 2

11'10" x 7'3" (3.61m x 2.21m). With window to the rear aspect, radiator.

BATHROOM

Having a matching suite consisting of a panelled bath, low level WC, pedestal wash hand basin, tiled splash back, light/shaver point, radiator, window to the rear aspect.



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.

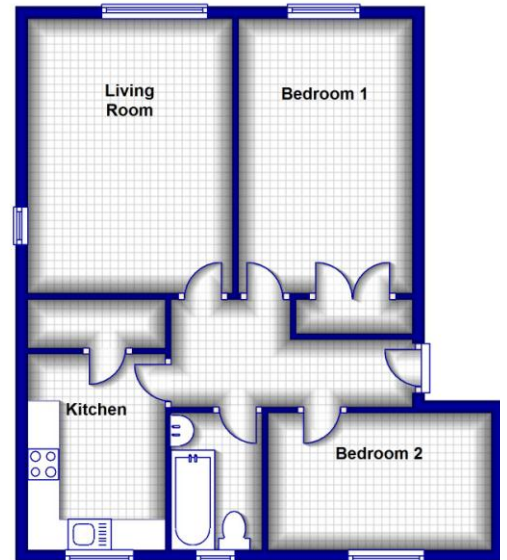
TENURE

We are advised (subject to legal verification) that the property is leasehold.

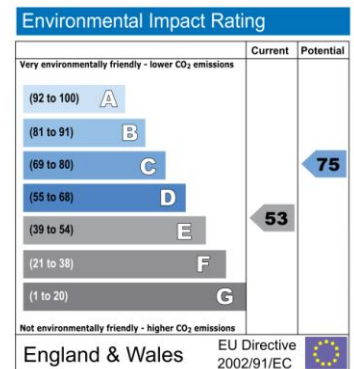
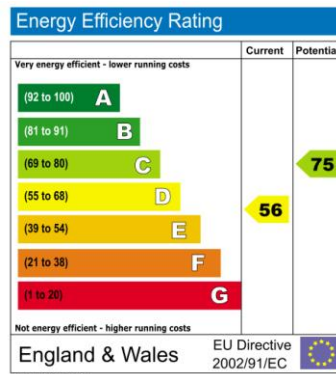
DIRECTIONS

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 4th exit into Court Road, which becomes St. Andrews Road. Cameron Court will be found on the left hand side.

Ground Floor
Approx. 608.2 sq. feet



Total area: approx. 580.6 sq. feet



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.

