

Philip Laney & Jolly



12 Chestnut Court, Avenue Road, Malvern, Worcestershire

- Top Floor Apartment
- Sitting Room, Kitchen
- Two Bedrooms, Bathroom
- Gas Central Heating, UPVC Double Glazing
- Communal Gardens, Parking & Garage
- Close to amenities of Barnards Green

Price Guide: £95,000

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LOCATION/DESCRIPTION

A purpose built top floor flat offering light and airy accommodation that provides views to wards the Malvern Hills and beyond. The property is well placed for access to the shopping facilities in Barnards Green and Great Malvern Railway Station is also close by. The accommodation on offer briefly comprises of Entrance Hall, Living Room, Kitchen/Dining Room, Two Bedrooms, and Bathroom. Communal gardens and parking, Enbloc Garage.

Door to communal Entrance Hall, stairs to Entrance door leading into Entrance Hall. Large built-in storage cupboard suitable for a freezer with power point.

ENTRANCE HALL

With radiator, telephone point, doors to

LIVING ROOM

15'1" x 13'6" (4.60m x 4.11m) With UPVC window to the front aspect providing views over Barnards Green and to countryside beyond, radiator, TV aerial point, door to inner hallway.

KITCHEN

12'2" x 9'7" (3.71m x 2.92m) Fitted with a range of matching units incorporating stainless steel sink with hot and cold mixer tap, base drawers and cupboards, work surface over, built in double oven and 4 ring electric hob, built-in fridge, built-in washing machine, tiled splashbacks, ample space for table and chairs, built in storage cupboards, large UPVC window to the rear aspect providing lovely views towards the Malvern Hills, door to



BEDROOM 1

11'6" x 10'9" (3.51m x 3.28m) With UPVC window to the rear aspect providing views to the hills, radiator, telephone point.

BEDROOM 2

11'4" x 9'4" (3.45m x 2.84m) With UPVC window to the front aspect, radiator.

BATHROOM

Fitted with a white suite consisting of a low level WC, pedestal wash hand basin, panelled bath, radiator, tiled splashbacks, extractor fan, door to airing cupboard.

OUTSIDE

The property is set in attractive communal gardens with a communal parking area for residents. There is a single garage en-

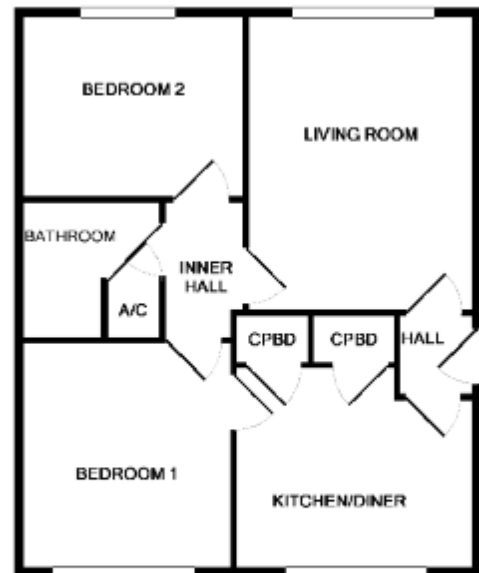
bloc. The property has pedestrian gated access to Barnards Green.

TENURE

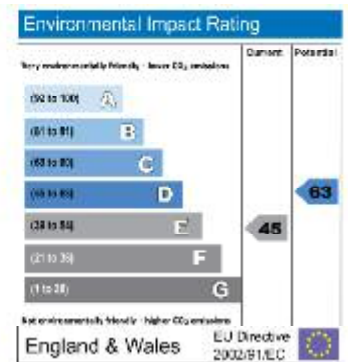
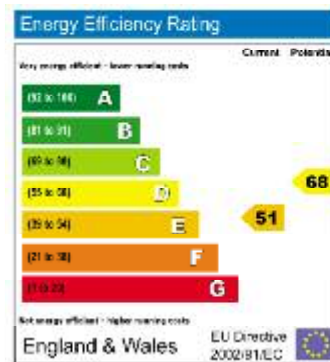
We understand the property is Leasehold, Lease details are available from the agent.

DIRECTIONS

From our office proceed right along Worcester Road and then left down Church Street, turn right into Avenue Road and the property will be found towards the end on the right.



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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