

# Philip Laney & Jolly



## 10 Lansdowne Court, Priory Road, Malvern, Worcestershire WR14 3DN

- Recently refurbished first floor apartment
- Entrance Hall, Living Room
- Refitted Kitchen with appliances
- Two Bedrooms, Shower Room
- Off Road Parking, Pleasant Communal Gardens
- Gas Central Heating, Double Glazing

**Price Guide: £129,950**

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# 10 Lansdowne Court, Priory Road, Malvern, Worcestershire WR14 3DN

## LOCATION/DESCRIPTION

A recently modernised first floor apartment enjoying pleasant views located within a sought after residential location, close to the facilities of Great Malvern. The property is located within an impressive period building and offers accommodation that briefly comprises: Entrance Hall, Living Room, Refitted Kitchen, Two Bedrooms, Refitted Shower Room, Parking and Pleasant communal gardens. No Chain.

## COMMUNAL ENTRANCE HALL

With stairs rising to first floor landing, entrance door leading to

## ENTRANCE LOBBY

With entry phone, door to

## ENTRANCE HALL

With radiator, dado rail, wall mounted central heating thermostat, glazed multi paned door leading into

## LIVING ROOM

15'6" x 11'8" (4.72m x 3.56m). Having moulded fire surround with electric fire, marble hearth and tiled inset, gas point to side, two UPVC double glazed windows to the rear aspect providing far reaching views and a pleasant outlook over the communal gardens, dado rail, two radiators, coved ceiling, ceiling light point, opening into

## KITCHEN/BREAKFAST

10'8" x 7'9" (3.25m x 2.36m). Comprehensively fitted with a range of matching units including inset bowl and half sink with hot and cold mixer tap, base drawers and cupboards, wood effect worksurface over, tiled splashbacks, built in electric double oven and 4 ring ceramic hob, extractor fan over, matching wall mounted storage cupboards, space and plumbing for automatic washing machine, integrated fridge and freezer, wall mounted Worcester combination boiler, radiator, window to the rear aspect.

## BEDROOM 1

12'0" x 9'3" (3.66m x 2.82m). Having fitted wardrobes with hanging rails and shelving, cupboards over, UPVC double glazed window to the side aspect, radiator under.

## BEDROOM 2

10'8" x 7'8" (3.25m x 2.34m). With UPVC double glazed window to the side aspect, radiator under.

## SHOWER ROOM

Having a refitted white suite consisting of a double, glazed shower cubicle with thermostatically controlled shower over, low level WC, pedestal wash hand basin, half tiled walls, radiator, obscure UPVC double glazed window to the side

## OUTSIDE

The property is set in delightful grounds that are mainly laid to lawn with well stocked borders. The property further benefits from residents car parking.

## TENURE

We understand the property to be leasehold; the owners of the flats in Lansdowne Court have a share in the management company which owns the freehold.

## 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

Strictly by arrangement with the Agents. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

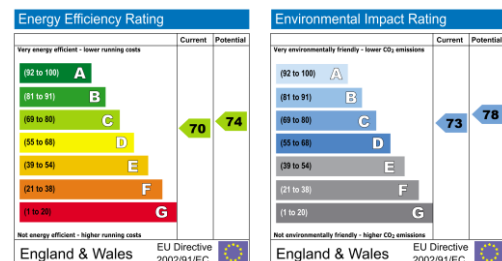
## DIRECTIONAL NOTE

From our office in Great Malvern proceed down Church Street to the traffic lights. Turn right into Grange Road and follow this road around. After a short distance bear left into Priory Road. Lansdowne Court will then be seen just past Orchard Road on the left hand side and as indicated by our For Sale board.

FIRST FLOOR



10 LANSDOWNE COURT, PRIORY RD, MALVERN, WR14 3DN



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.

