

Philip Laney & Jolly



Flat 4, Lansdowne Court, 42 Priory Road, Malvern, Worcs

- Sought After Location
- Second Floor One Bedroom Apartment
- Re-fitted Bathroom and Kitchen
- Pleasant communal gardens
- Fine views to the front and rear
- Communal parking and Garage

Price Guide: £129,950

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LOCATION/DESCRIPTION

Lansdowne Court is an elegant building that fits well into this highly regarded part of town and is set in well tended landscaped grounds. Flat 4 is a second floor apartment is situated at the front of the building combining great views to the front and rear. The accommodation has been redecorated in neutral colours. It has the benefit of gas fired central heating and a garage and would be an ideal purchase for either a professional or first time buyer. Philip Laney and Jolly strongly recommends an inspection to appreciate both its interior and ideal location.

ENTRANCE

Original front door to

COMMUNAL ENTRANCE

With electric meter cupboard, with stairs rising to the second floor.

FLAT 4 ENTRANCE HALL

Built in airing cupboard with insulated tank, immersion heater, panelled radiator, thermostat for central heating.

LOUNGE

15'5" x 9'8" (4.70m x 2.95m). With window to rear aspect giving views over the Severn Valley towards Worcester, TV aerial socket, Sky cable, data railing, coving to the ceiling, panelled radiator.

RE-FITTED KITCHEN

11'10" x 7'1" (3.61m x 2.16m). Re-fitted with a matching range of beech wall and base "Shaker" units with one and half bowls stainless steel sink unit with drainer. Fitted 4 ring gas hob with stainless steel extractor hood over and electric oven below, plumbing for automatic washing machine, appliance recess for fridge/freezer, tiled splash backs, vinyl flooring. Window to the front aspect giving fine views towards the Malvern Hills. Panelled radiator, programmer for central heating and domestic hot water.

MASTER BEDROOM

11'3" x 9'11" (3.43m x 3.02m) Window to front aspect giving fine views towards the Malvern Hills, panelled radiator.

BATHROOM

Comprising re-fitted white bathroom suite, panelled bath with electric shower over, pedestal wash hand basin with shaver point, light and mirror over, low level WC, tiling to two walls, ceramic tiled floor covering, extractor fan, panelled radiator.

OUTSIDE

Lansdowne Court is set in delightful grounds that are neatly laid to lawn, bordered by a well stocked, established and colourful variety of roses, shrubs and plants. A driveway off Priory Road provides access to the garage.

Garage

16'0" x 8'9" (4.88m x 2.67m) approximately, with metal up and over door.

TENURE

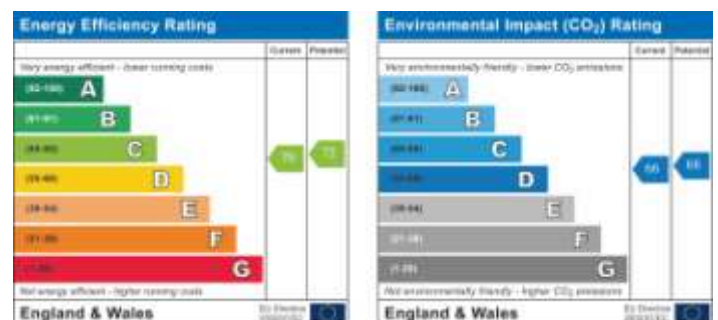
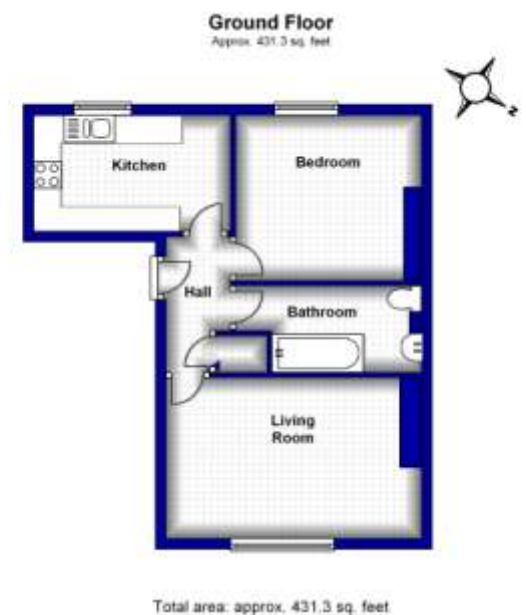
We understand the, subject to legal verification that all owners at Lansdowne Court own a share of the Freehold. The current service charge is in the region of £800 per annum.

SERVICES

Mains Electricity, 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.

DIRECTIONAL NOTE

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



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.

