

# Philip Laney & Jolly



## 3 Moorlands Court, Malvern, Worcestershire WR14 2JB

- Spacious top floor duplex apartment
- Sitting/Dining Room, Breakfast Kitchen
- Two Bedrooms, Bathroom
- Double Glazing, Gas Central Heating
- Lovely views, secure gated parking
- Convenient location for access to amenities

**Price Guide: £149,950**

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## LOCATION/DESCRIPTION

A well presented top floor duplex apartment offering spacious accommodation within this select gated development. The property is well placed for access to local amenities and enjoys open views over adjoining common land. The accommodation briefly comprises Entrance Lobby, Entrance Hall, Sitting/Dining Room, Kitchen, Two Bedrooms, Bathroom, Communal gardens, allocated parking behind electric security gates.

Communal entrance door leading to Communal Entrance Hall and stairs rising, door to

## ENTRANCE LOBBY

With window to the rear aspect, emergency staircase to first floor, doors to

## ENTRANCE HALL

With radiator, door to storage cupboard with fitted shelving, entryphone, stairs to first floor, doors to

## SITTING ROOM

14'10" x 10'1" (4.52m x 3.07m) Having two windows to the front aspect providing lovely views over and adjoining common land and beyond, radiator, moulded fire surround with marble hearth and gas point, TV and Sky aerial points, telephone point, picture light and central light fitting.

## KITCHEN

10'2" x 8'3" (3.10m x 2.51m) Having a range of matching fitted units, incorporating inset bowl and a half stainless steel sink with hot & cold mixer tap, further worksurfaces, base drawers and cupboards, inset four ring gas hob and electric oven under, matching range of wall mounted storage cupboards, integral extractor fan, wall mounted combination boiler, space and plumbing for automatic washing machine, tiled splashbacks, window to the front aspect providing splendid views, radiator, space for tall fridge/freezer.

## BATHROOM

Fitted with a white suite consisting of a panelled bath, having telephone style hot & cold mixer tap with shower attachment, pedestal wash hand basin, low level WC, radiator, tiled splashbacks, window to the rear, wall and ceiling lights.

## BEDROOM 1

11'1" x 10'1" (3.38m x 3.07m) Window to the rear aspect, radiator, built-in double wardrobe with hanging rail and mirror fronted sliding doors.

Stairs rise from the hall to

## BEDROOM 2

15'5" x 15'2" (4.7m x 4.62m) overall maximum measurements. Having a dormer window to the front aspect providing far reaching views, radiator, some restricted head height, inset spotlights, three separate sets of double doors give access to extensive eaves storage and to the emergency staircase.

## OUTSIDE

A tarmac driveway with access via electric security gates with intercom leads to communal parking with an allocated parking space. This area is surrounded by attractive communal gardens.

## TENURE

Leasehold for a term of 999 years from 25 December 1993. The Freehold is owned by the Management Company of which the owner is an equal shareholder.

## SERVICE CHARGE

Currently in the region of £600 per annum to include property insurance, security gate intercom and lighting services, exterior paintwork, and communal amenity areas.

## SERVICES

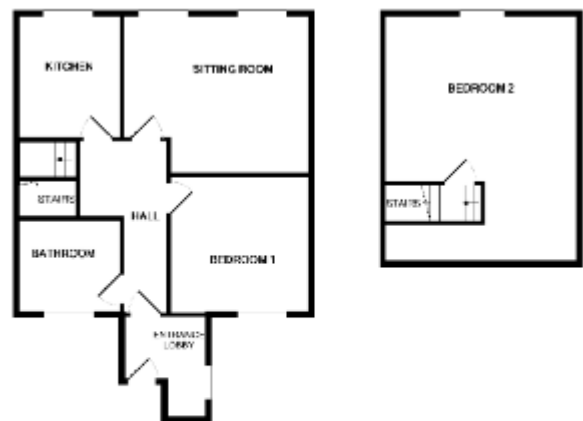
Mains electricity, gas, water and drainage were connected at the time of our inspection. We have not carried out any tests on the services, heating system or any appliances, and cannot therefore confirm that they are free from defects or in working order.

## COUNCIL TAX

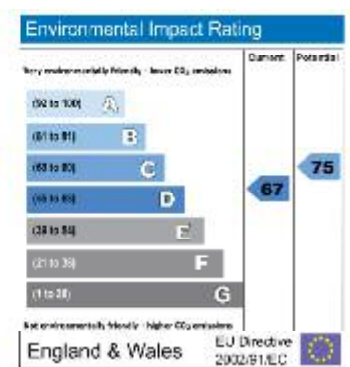
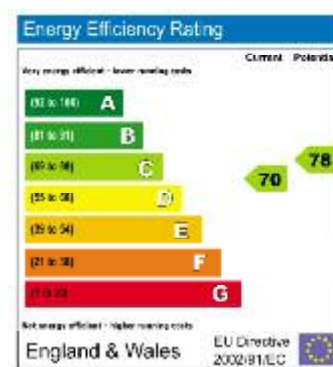
Malvern Hills District Council. Tax band C.

## DIRECTIONS

From Great Malvern town centre proceed along Graham Road for approximately half a mile. Turn left into Moorlands Road and Moorlands Court will be found immediately on the left hand side.



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