

# Philip Laney & Jolly



PHOTO SHOWS WHOLE OF BUILDING



## Flat 3, Orchard Grange, 10 Orchard Road, Malvern, Worcs

- Well presented ground floor apartment
- Sought after location
- Lovely communal gardens
- Entrance Hall, Open plan Living/Kitchen Area
- Utility/Cloakroom
- Bedroom with En-suite shower room

**Price Guide: £115,000**

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# Flat 3, Orchard Grange, 10 Orchard Road, Malvern, Worcs WR14 3DA

## LOCATION/DESCRIPTION

A well presented ground floor apartment with its own entrance, located in a sought after residential location of Malvern, well placed for access to amenities. Orchard Grange stands in well stocked, extensive communal gardens and also benefits from off road parking. The accommodation briefly comprises of Entrance Hall, Open plan Living/Kitchen Area, Utility/Cloakroom, Master Bedroom with En-suite Shower Room, Off road parking and lovely communal gardens.

Stained wooden and glazed front door leading to:

## ENTRANCE HALL

With dado rail, single radiator, door to storage cupboard doors to:

## LIVING ROOM/KITCHEN

17' x 15' (5.18m x 4.57m) overall maximum measurements. Having hardwood flooring, two radiators, bay window to the rear aspect providing views over the garden, kitchen area having a range of matching units incorporating base drawers and cupboards, inset stainless steel sink with hot and cold mixer tap, built in electric oven with four ring gas hob, marble effect worksurfaces, tiled splashbacks, wall mounted storage cupboards, integrated fridge and freezer, door to:

## UTILITY/CLOAKROOM

Having plumbing for an automatic washing machine, single radiator, low level WC, pedestal wash hand basin, tiled splashback, window to the side aspect, wall mounted gas boiler.

## BEDROOM 1

11'10 x 11'6 (3.61m x 3.51m) Attractive arched windows to the front aspect, single radiator, built in double wardrobe, picture rail, stained glass window to the side aspect, door to:

## EN SUITE SHOWER ROOM

Fitted with a white suite consisting of a corner shower cubicle with electric shower, low level WC, pedestal wash hand basin, tiled splashback, radiator, window to side aspect, inset spotlight, extractor fan.



## OUTSIDE

A blocked paved driveway leads to an allocated parking space. The property stands in extensive communal gardens with lawn areas and well stocked borders. The gardens are a fine feature of the property and are available for use by the residents.

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.

## TENURE

We understand, subject to legal verification that the property is Leasehold with a 999 year lease that commenced in 2009. , the service charge is approximately £140.00 per month.

## DIRECTIONS

From our office in Great Malvern proceed down Church Street and continue straight over the traffic lights. Take the next turning right into Avenue Road and then first right into Priory Road. Follow this road for a few hundred yards and turn right into Orchard Road, Orchard Grange can be found on the right.



We warrant every effort has been made to ensure the accuracy of the floor plan and other measurements of doors, windows, rooms and any other areas shown and to ensure they are true. For any use other than 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 is given for their operability in the future. Made with Viewpoint 05/2014

