



Flat 3, Hill Court 11 Skyrrold Road, Malvern, WR14 2PS

Guide Price £117,500

Located in a residential area of Barnards Green. Situated on the ground floor, this flat briefly comprises of an an open plan lounge with a fitted kitchen, a double bedroom and box room/office along with a shower room. The flat further benefits from gas fired central heating, double glazing, ample allocated parking and its own private gardens. This property is currently tenanted and could be sold with the current tenant in situ, ideal for a buy to let investor. EPC Rating awaited.

Outside

To the rear of the property. There is a tarmac driveway, providing parking for at least two vehicles and gated access leading to the flat door. There is a small lawn full garden close with wooden panel fencing double glazed door leads to the Open Plan L-shaped, Living Kitchen room.

Living Room 16'0" x 9'9" (4.9 x 2.98)

Double glazed window to rear aspect, radiator and doors to Bathroom and bedroom Kitchen Area. Cupboard housing wall mounted gas fired central heating boiler.

Kitchen Area 7'3" x 8'11" (2.21 x 2.74)

Modern fitted kitchen comprising of ample eye and base level storage units with working surfaces and tiled splashback. Integrated electric oven, four point gas hob with chrome extractor canopy over. Stainless steel single drain sink unit. Space and plumbing for washing machine. Tiled flooring

Bedroom One 9'3" x 10'2" (2.82 x 3.10)

Double glazed window to side aspect and radiator.

Inner Hallway

With electric fuse board, doors to Shower room and Study.

Office 5'10" x 6'1" (1.80 x 1.87)

Double glazed window to side aspect and single radiator.

Shower Room

Comprising of a walk-in shower cubicle with aqua boarding and mains shower, low flush WC, pedestal wash handbasin, radiator and extractor fan.

Council Tax Band

We understand that this property is council tax band A.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Tenure

James Legge (Property) Ltd are the freeholder and current owner of all five flats in Hill Court. Our client advises us that there is an option to purchase all five flats and the freehold, however if the flats are sold individually then a 999 year lease will be formed for

each flat. The freehold will remain with James Legge (Property) Ltd until all 5 units have completed, where upon each new owner will become a 1/5 share owner of the freehold. It is envisaged that this will be achieved by setting up a new Limited Company and transferring the freehold to it. Each leaseholder will then be gifted one fifth of the shareholding in the new company. At this point the management and maintenance of the building will become the responsibility of the new Freehold Limited Company.

Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

Agents Note

This property is currently tenanted and could be sold with the current tenant in situ. The current rent received is £600 per calendar month, ideal for a buy to let investor.

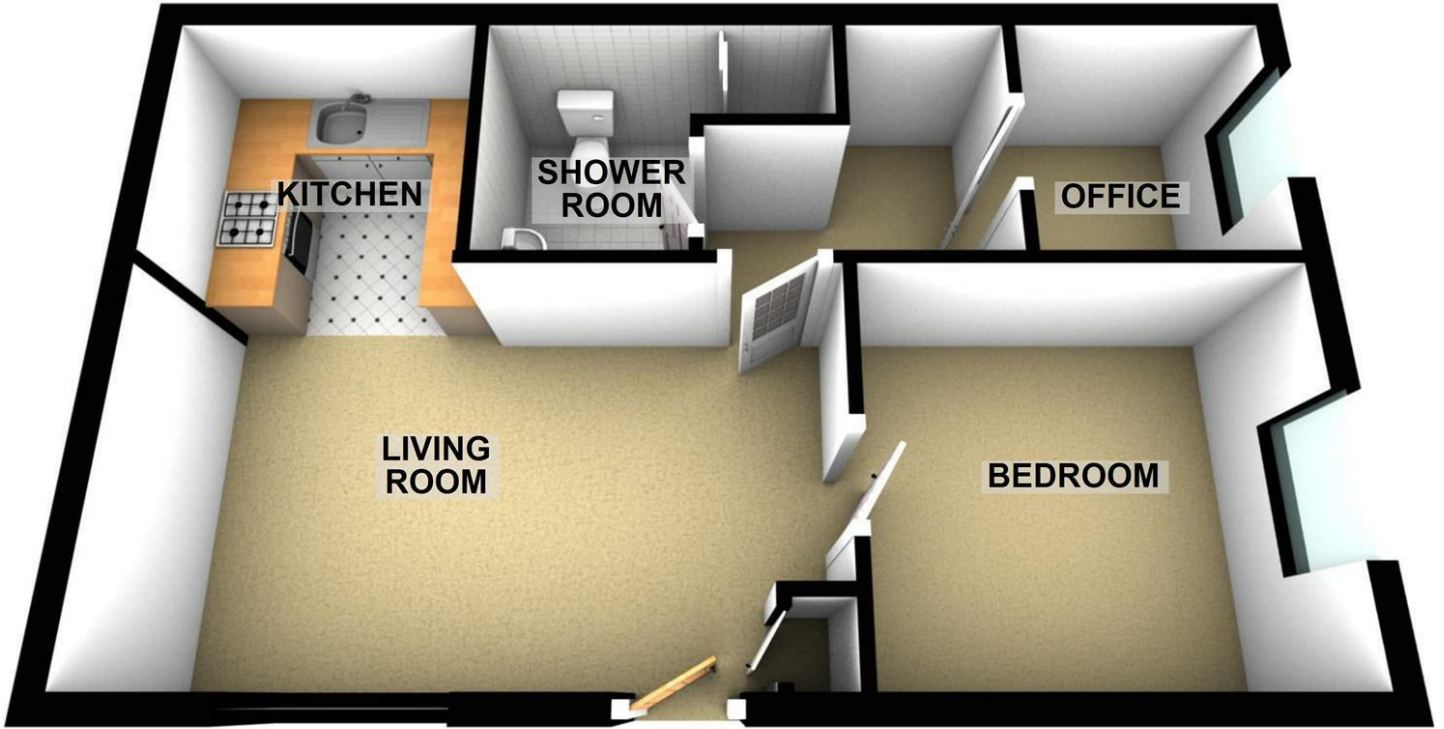
James Legge (Property) Ltd has advised that the five flats and freehold could be sold as one unit, if any investment buyers are interested in this proposal they should contact the office of Denny & Salmond on 01684 561866

Directions

From the offices of Denny and Salmond proceed down the hill and into Barnards Green. At the roundabout take the 3rd exit onto Barnards Green Road past the shops and then turn left onto Pound Bank Road. After a short distance turn right on to Skyrrold Road and the property will be located on the left hand side.

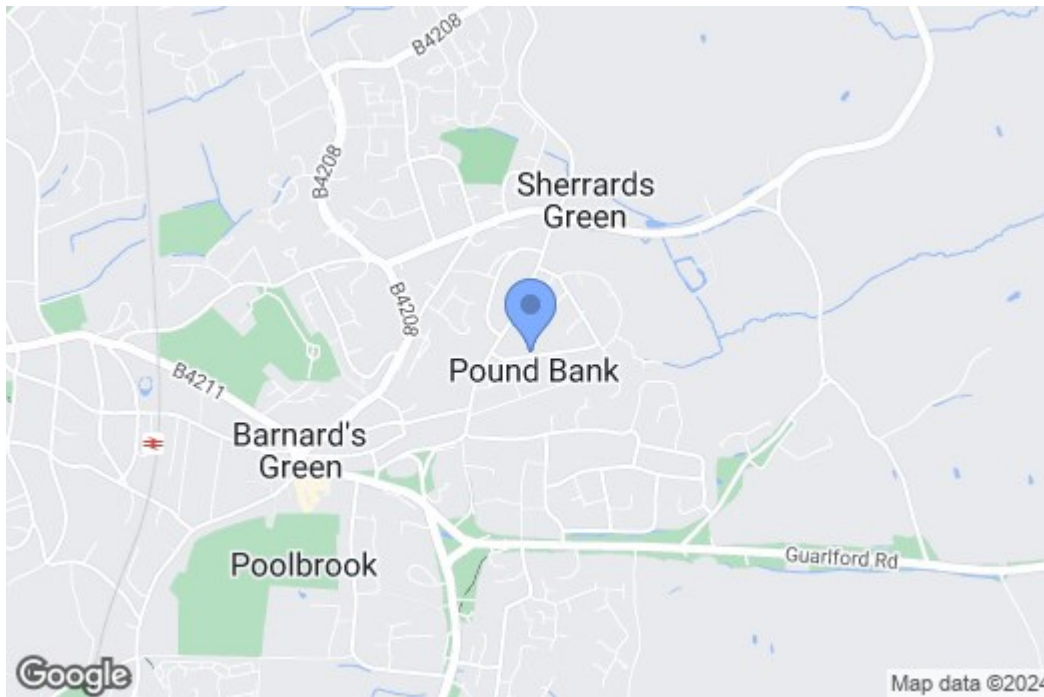
Floor Plan

GROUND FLOOR



FLAT 3, HILL COURT, MALVERN

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.