



17 Aspen Court Osborne Road, Malvern, WR14 1JE

Guide Price £100,000

A purpose built first floor apartment within easy reach of Malvern link railway station and other amenities. In need of upgrading, the apartment comprises entrance hall, kitchen, living room, two double bedrooms and bathroom, along with a secure storage cupboard and en bloc garage. Offered for sale with no onward chain, viewing is via the agent. EPC Rating D

Communal Hallway

Intercom entry provides access into the building, apartment 17 is situated on the first floor. Next to the apartment entrance door is a large lockable store, for the sole use of apartment 17.

Entrance Hall

Part glazed entrance door, leading to the reception hall with doors to all rooms. Warm air heating system, large walk-in storage cupboard with shelving, airing cupboard with tank and linen shelving.

Living Room 14'7" x 11'0" (4.47 x 3.36)

Double glazed window to front, central heating thermostat, hatch to kitchen, warm air vents, telephone point.

Kitchen 8'1" x 10'11" (2.47 x 3.35)

The Kitchen comprises a base unit with stainless steel sink unit with drainer, wall cabinets, pantry cupboard, double glazed window to front and built in drying cupboards.

Bedroom One 10'6" x 11'0" (3.22 x 3.36)

Window to the rear aspect, built-in wardrobe.

Bedroom Two 11'0" x 10'7" (3.37 x 3.25)

Window to the rear aspect.

Bathroom

The Bathroom is fitted with a panel bath, pedestal wash hand basin and low-level WC. Part tiled walls, centre light and extractor vent.

Outside

The apartment has a single garage en bloc.

Council Tax Band

We understand that this property is council tax band B

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.

Services

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

Leasehold

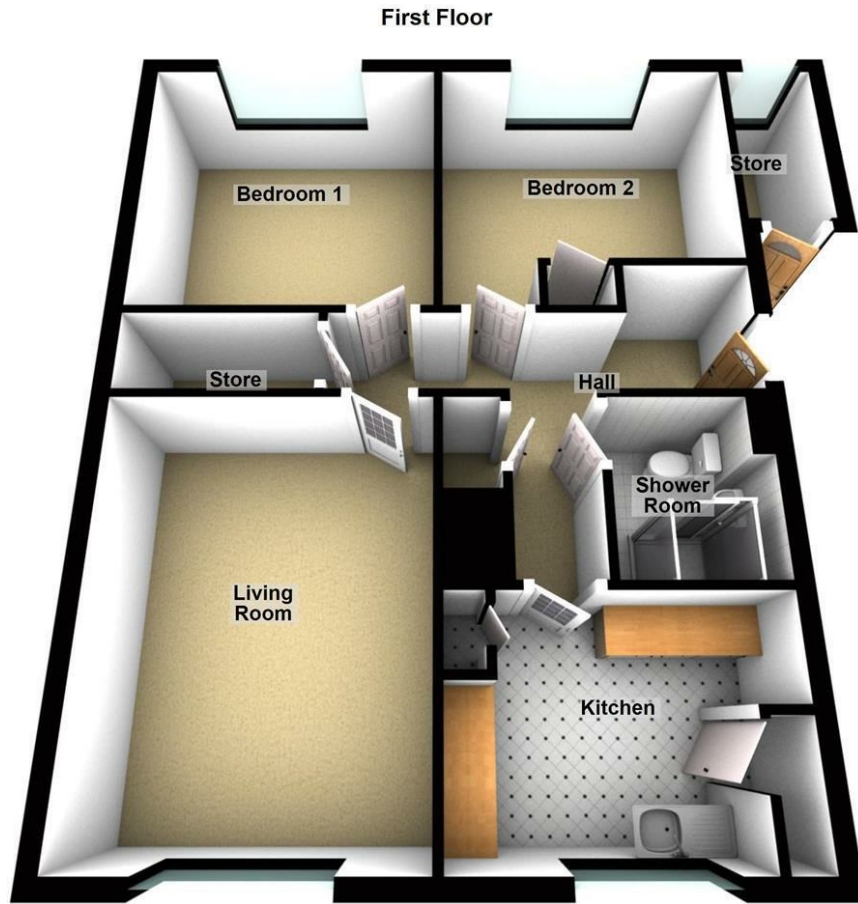
We understand the property is on a 999 year Lease

with 988 years remaining, with a 1/24th Share of the Freehold. The vendors advise there is an annual service charge of £1620.00. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

Directions

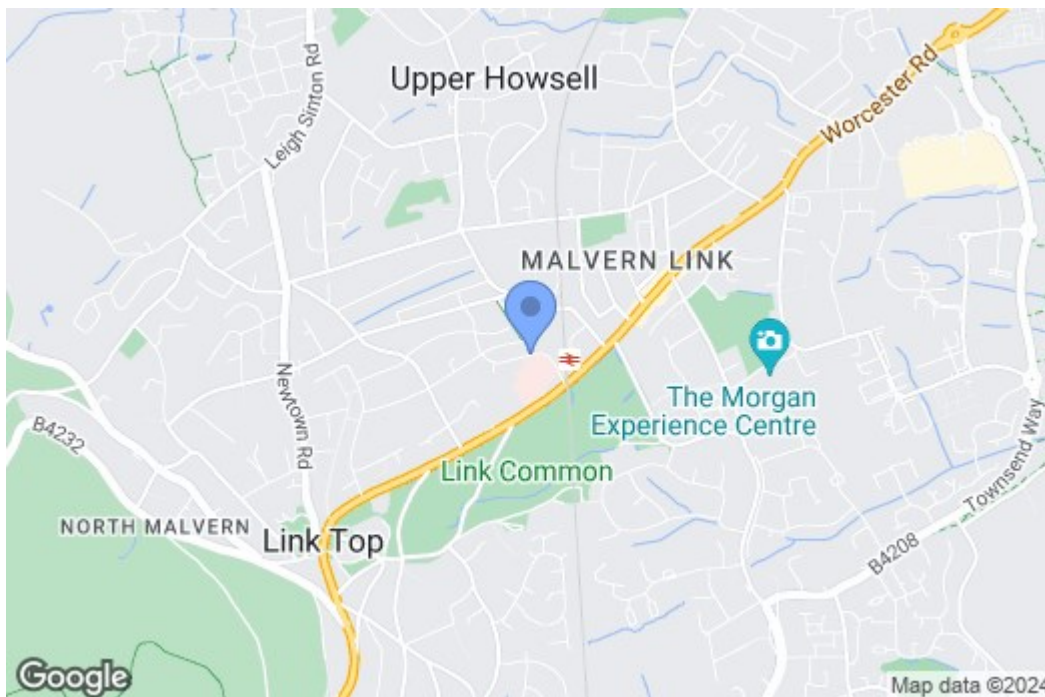
From our Malvern office proceed to Malvern link, turning left into Osbourne road and aspen court will be on the right.

Floor Plan

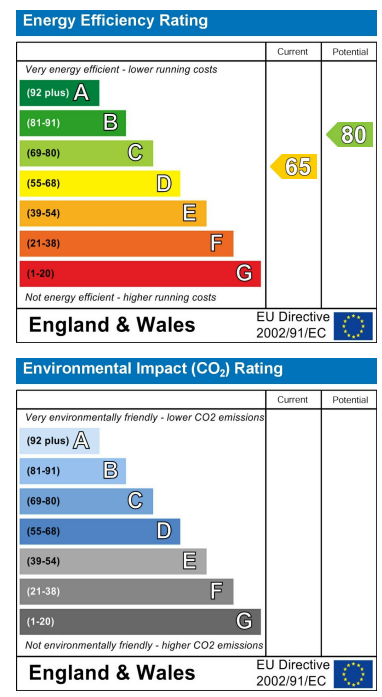


17 Aspen Court, Malvern

Area Map



Energy Efficiency Graph



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.

