



## 11 Chestnut Court Avenue Road

Malvern, WR14 3BY

Guide Price £160,000



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## Communal Entrance Hall

Intercom entry leads to the Communal Entrance Hall. Apartment 11 is located on the Top Floor

## Boiler/Storage Cupboard

4'4" x 7'9" (1.34 x 2.37)

From the communal entrance there is a door to a walk in cupboard with shelving and also housing the Worcester Combination Boiler and stop cock.

## Entrance Vestibule

From the Communal Entrance Hall a door leading to the Entrance Vestibule with cloaks hooks and fuse board with doors to the Living Room and Kitchen. Security intercom system.

## Living Room

13'5" x 14'10" (4.11 x 4.53)

Double glazed window to front aspect with views across the Severn Valley, double radiator. A full range of storage cupboards and shelving units.

## Re Fitted Kitchen/Breakfast Room

12'1" x 9'6" (3.70 x 2.90)

With a double glazed window to the rear aspect enjoying stunning views of the Malvern Hills. Refitted with a full range of base level storage units. Integrated Bosch four point electric hob with chrome canopy extractor hood over, electric oven. Pantry cupboard with shelving. Stainless steel 1 1/2 bowl sink unit with swan neck mixer taps, radiator, wood effect flooring and door to the inner hallway. There is plumbing and space for a washing machine and fridge and freezer.

## Inner Hallway

With doors to the main bedroom, living room and bathroom.

## Bedroom One

11'6" x 9'3" (3.52 x 2.82)

Double glazed window to front aspect with views across the Severn valley, radiator and overhead storage cupboards.

## Bedroom Two

11'6" x 10'9" (3.51 x 3.29)

Being used by the current tenant as a dining room/office this room has fitted furniture to include two mirror frontage double wardrobes and central chest of drawers with shelving units over. Double glazed window to rear aspect with views of the Malvern Hills. Radiator, wood effect flooring and an opening leading to the in the hallway.

## Bathroom

Comprising of an enamel panel bath with mains mixer shower over and perspex shower screen, radiator, wash handbasin into set into vanity cupboards with concealed WC. Vanity mirror and shaver socket point. Overhead storage cupboards with spotlighting, double glazed window to the rear. Open airing cupboard with shelving and radiator.

## Outside

Chestnut Court sits in communal gardens and provides easy access to the shopping facilities of Barnards Green and Great Malvern Railway Station.

Tel: 01684 561866

There are open plan communal gardens to the rear of the property and an en bloc garage.

### **Council Tax Band**

We understand that this property is council tax band B. This information may have been obtained via [www.voa.gov.uk](http://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.

### **Disclaimer**

Photographs of this property were taken prior to the current tenant's occupation.

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

### **Agents Note**

This property is currently tenanted and could be sold with the current tenant in situ, ideal for a buy to let investor. The existing tenant is currently paying £715 pcm

### **Directions**

From our Malvern office proceed down Church Street, through the traffic lights to Barnards Green road. Bear right into Avenue Road just before the roundabout and first left into the parking area behind Chestnut Court.

### **Tenure**

Our client advises us that the property is being sold with a share of the freehold. The lease was extended in 2013 for a new 999 year lease. We understand that there is a maintenance charge of £150 per month. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.



## Road Map



## Hybrid Map



## Terrain Map

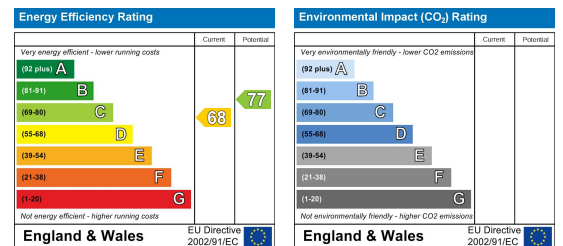


## Floor Plan

## Viewing

Please contact us on 01684 561866 if you wish to arrange a viewing appointment for this property or require further information.

## 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.

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