



Aucott House, 54 Worcester Road, Malvern, WR14 4AB Price Guide £175,000

A lower ground floor one bedroom garden apartment located in central Great Malvern with its own private garden and workshop. The apartment is accessed via a separate entrance for the two lower ground floor apartments, leading through the well-maintained communal gardens. The apartment comprises:- Living/dining room, hallway, kitchen, bedroom, bathroom, private garden with lawn, stone paving and decked patio areas & a shed/workshop. The property also benefits from a 20 % share of the freehold. Viewing is highly recommended!



Flat 5, Aucott House,, 54 Worcester Road, Malvern, Worcestershire, WR14 4AB

APPROACH

Gated access to the side of the building, pathway through the communal gardens, private access for the two lower ground floor apartments.

LIVING ROOM

Two secondary glazed bay windows to the rear aspect, single glazed bay window with original wooden shutters to the rear aspect, radiators, television and internet point, storage shelving, door to:

HALLWAY

Doors to kitchen, bedroom, bathroom and living room.

KITCHEN

Secondary glazed window to the side aspect, glass panelled door to the private garden, fitted kitchen with floor and wall mounted units, integrated oven, gas hob and overhead extractor fan, space for washing machine, space for fridge, stainless steel sink and drainer, radiator, part tiled wall.

BEDROOM

Secondary glazed window to the side aspect, two radiators.

BATHROOM

Downlights, low-level WC, shower unit, panelled bath, separate shower unit, hand-wash basin, wall mounted medicine cupboard, wall mounted vanity mirror, airing cupboard, radiator, part tiled walls.

PRIVATE GARDEN

Stone paved and wooden decked patio area's, lawned area accessed through a pergola, Boarded plants, cherry trees, side door into kitchen, door to:

STORE ROOM/UTILITY ROOM

Accessed from the private garden, vaulted ceiling, with boiler, electric points & lighting, work bench, radiator

LEASE INFORMATION

The management charges at the property are £140 per month which includes the buildings insurance, payable to Aucott House Management Company.

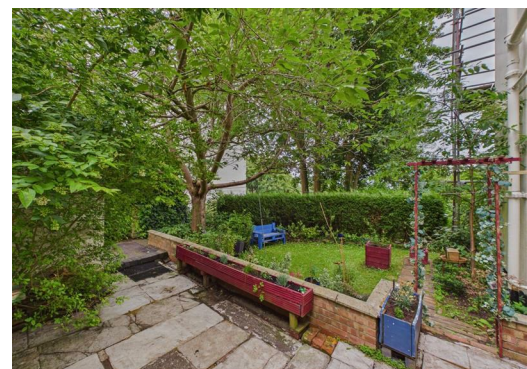
The lease has 958 years remaining. (999 year from 1985).

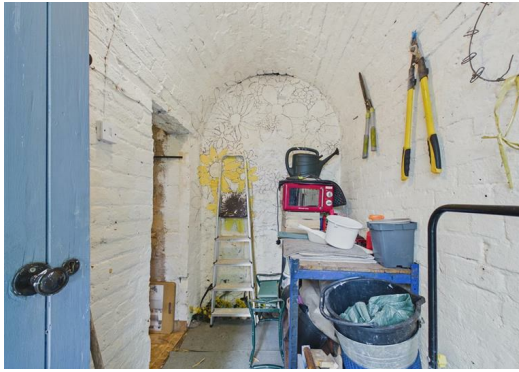
DIRECTIONS

From Great Malvern proceed along Worcester Road and after a short while Aucott House will be located on the right hand side as indicated by our agents for sale board. For more details please call our Malvern office on 01684 561411

WHAT3WORDS

///client.code.sand







TENURE: We understand the property to be Leasehold with a 1/5 share of the Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

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

Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

naea | propertymark

PROTECTED

Offices also at:

Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn