



## Summerfield Court 141 Worcester Road, Malvern, WR14 1ET

£125,000

A one bedroom apartment in a convenient location close to Malvern Link common, a mainline train station, local shops on the doorstep and a full range of shops and facilities available in Malvern Link or Great Malvern. The second floor accommodation comprises; entrance hall, lounge/diner, kitchen with integrated oven, hob, washer/dryer & fridge, double bedroom and bathroom with WC, wash basin and bath with shower over. The property benefits from gas fired central heating, parking space within the car park and a lift in the building. Priced for a quick sale and offered with no onward chain.



# Flat 10, Summerfield Court, 141 Worcester Road, Malvern, WR14 1ET

## HALL

With hanging for coats, door entry phone and doors to:

## LOUNGE/DINER

Rear aspect, triple window with view of the Hills, double radiator under, hatch to kitchen.

## KITCHEN

Fitted kitchen units to eye and base level which include integrated appliances with gas hob and electric oven with filter hood over, built-in fridge with freezer drawer, single drainer sink unit with mixer tap, integrated washing machine/dryer, broom cupboard, wall cupboard with gas fired, combi boiler.

## BATHROOM

With bath with thermostatic shower over, extractor fan, WC, wash basin, heated towel rail.

## BEDROOM

Rear aspect window and glazed door to fire escape, double radiator.

## DIRECTIONS

From our office proceed down Worcester Road to the traffic lights at Link Top. Go straight on at the traffic lights and down the Worcester Road. Turn first left in to Alexandra Road and the next right in to Alexandra Lane. The entrance to Summerfield Court is on the right hand side about two thirds of the way down the road. The parking is within the Summerfield Court car park.

## what3words

///basic.early.robe

## LEASE INFORMATION

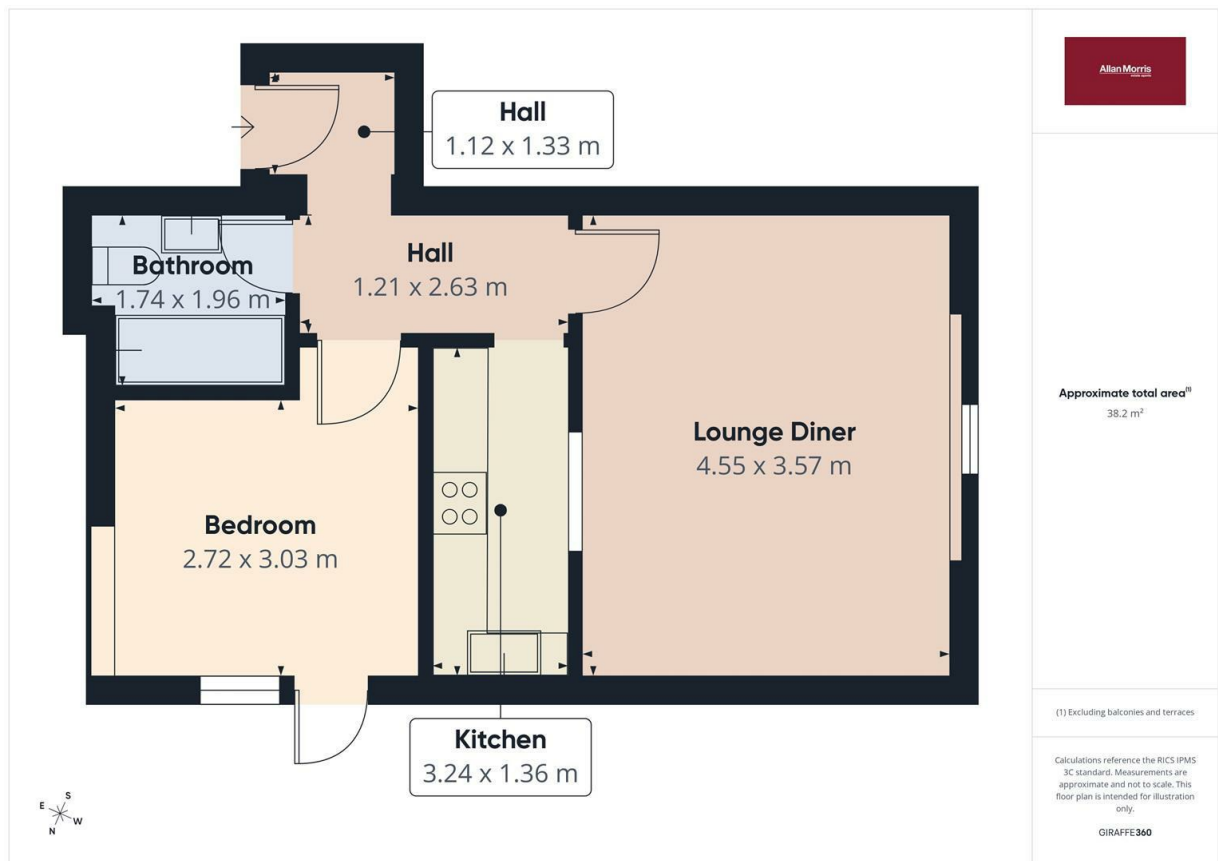
The lease is for a period of 999 years from 01/01/2014. Ground Rent is 'peppercorn'. 987 years remaining on the lease.

The Service Charge is £150pcm. Pets are not allowed under the terms of the lease.

Please note the lift in the building is currently out of service and repair works are being quoted for. When in action the lift will stop on the first and third floors.







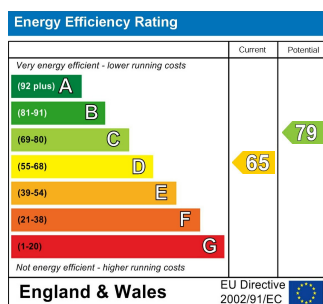
**TENURE:** We understand the property to be Leasehold with a share of the Freehold but this point should be confirmed by your solicitor.

**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: A

**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.



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