



2 Northview Court
Leigh Sinton Road
Malvern
Worcestershire WR14 1JP

Philip Laney & Jolly

2 Northview Court, Leigh Sinton Road, Malvern, Worcestershire WR14 1JP

A uniquely designed ground floor apartment offering immaculately presented accommodation, located within a development of just 12 apartments, constructed in 2007. The property is finished to a high standard with quality fixtures and finishing throughout and offers accommodation comprising: Entrance Hall, Living Room, Dining Area, Kitchen with built in appliances, Two Bedrooms, Bathroom, Gas Central Heating, Double Glazing, Attractive Communal Gardens, Two Allocated Parking Spaces. Viewing thoroughly recommended.

ENTRANCE DOOR

With glazed panel leading to

ENTRANCE HALL

With radiator, doors to

LIVING ROOM

17'5" x 15'5" (5.31m x 4.70m) overall maximum measurements. Window to the front aspect, two radiators under, feature skylight, three wall light points, archway through to

DINING AREA

12'9" x 6'10" (3.89m x 2.08m). Walk in bay window to the front, radiator under.

KITCHEN/BREAKFAST ROOM

14'3" x 10'7" (4.34m x 3.23m) maximum measurements. Comprehensively fitted with a range of matching units including inset stainless steel sink with hot and cold mixer tap, base drawers and cupboards, worksurface over, Neff 4 ring gas hob with extractor fan over, matching wall mounted storage cupboards with lighting under, integrated dishwasher, built in Neff electric double oven, integrated fridge and freezer, tiled splashback, wall mounted Worcester combination boiler, tiled floor, door to storage cupboard, ample space for table and chairs, radiator.

BEDROOM ONE

11'11" x 11'0" (3.63m x 3.35m). Walk in bay window to the front aspect, radiator, two wall light points, built in double wardrobe.



BEDROOM TWO

13'1" x 7'0" (3.99m x 2.13m). With two windows to the side aspect, radiator under, two wall light points.

BATHROOM

Fitted with a white suite consisting of a panelled bath with hot and cold mixer tap and shower attachment, folding shower screen, low level WC, wash hand basin set into vanity unit, partly tiled walls, tiled floor, heated towel rail, shaver point.



OUTSIDE

The property benefits from having two off-road parking and stands in attractive communal gardens.

SERVICES

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are free from defects or in working order.

TENURE

We understand (subject to legal verification) that the property is leasehold.

COUNCIL TAX BAND - B

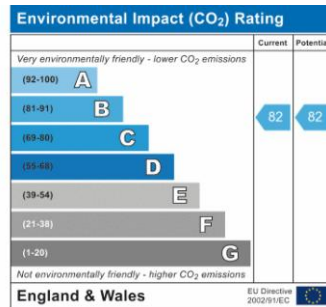
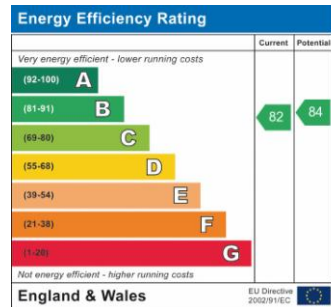
Purchasers are advised to confirm this with Malvern Hills District Council.

VIEWINGS

Strictly by appointment with the Agents. We are open from 9.00 to 5.30 Monday to Friday and 9.00 to 4.00 on Saturdays.

DIRECTIONS

From our office in Worcester Road proceed left in the direction of Worcester. At the first set of traffic lights turn left into Newtown Road, continue into Leigh Sinton Road and the property will be seen on the left hand side.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

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