

Philip Laney & Jolly



7 Summerfield Court, 141 Worcester Road, Malvern, Worcestershire WR14 1ET

- Well presented first floor apartment
- Entrance Hall, Kitchen, Living Room
- Two Bedrooms, Bathroom
- Gas Central Heating, Double Glazing
- Allocated Parking, Communal Gardens
- Conveniently situated for access to Malvern Link

Price Guide: £119,995

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LOCATION/DESCRIPTION

A very well presented first floor apartment located in a popular residential area within close proximity to Malvern Link Railway Station and the Community Hospital. The accommodation briefly comprises: Entrance Hall, Kitchen, Living, Room, Two Bedrooms, Bathroom, Communal Parking and Gardens.

ENTRANCE HALL

With radiator, entry phone, window to the side aspect, wooden flooring. Doors to

LIVING ROOM

13'4" x 11'9" (4.06m x 3.58m). With windows on two aspects, glass doors provide access to the fire escape, feature moulded fire surround housing a living flame gas fire standing on a marble hearth, radiator, covered ceiling, ceiling light point.

KITCHEN

9'10" x 6'7" (3.0m x 2.01m). Comprehensively fitted with a range of matching units including inset bowl and half sink with hot and cold mixer tap, base drawers and cupboards, worksurface over, tiled splashbacks, matching wall mounted storage cupboards, space and point for gas cooker, space and plumbing for automatic washing machine, extractor fan, wall mounted gas boiler.

BEDROOM 1

14'9" x 9'10" (4.50m x 3.00m). With windows on two aspects, radiator, coved ceiling, ceiling light point.

BEDROOM 2

11'5" x 8'7" (3.48m x 2.62m). Windows to the rear aspect, radiator under, coved ceiling, ceiling light point.

BATHROOM

Fitted with a white suite consisting of a panelled bath with hot and cold mixer tap and shower attachment, low level WC, wash hand basin set into vanity unit with cupboard under, tiled splashback, radiator, light/shaver unit, window to the side aspect.

OUTSIDE

Summerfield Court is approached either by pedestrian access from Worcester Road or vehicular access off Alexandra Lane. To the rear of the building is car parking providing off-road parking for residents and visitors. There are well established shared gardens containing numerous mature trees and shrubs. A pathway leads to the front entrance from the car park and this path continues with steps to the pedestrian gateway leading onto Worcester Road.

TENURE

We understand the property to be leasehold, further details available on request.

COUNCIL TAX BAND - B

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

DIRECTIONS

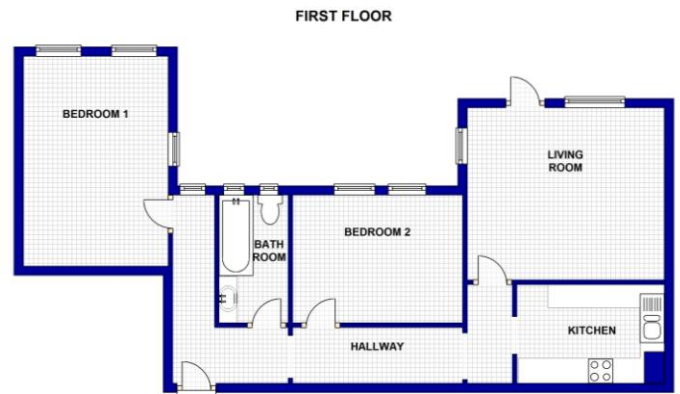
From our offices in Worcester Road, turn left and proceed along the A449 towards Link Top. Go straight over the traffic lights and take the first turning left into Alexandra Road, Turn right into Alexandra Lane and continue down the hill, turning right into the car park to the rear of Summerfield Court. The main entrance is to the side of the building. Pedestrian access can be obtained from the main Worcester Road.

SERVICES

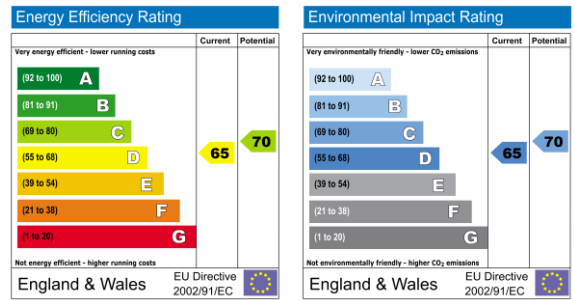
Mains Electricity, Gas, Water and Drainage were laid on to the property and connected at the time of our inspection. We have not carried out any tests on the services, and cannot therefore confirm that they are free from defects or in working order.

VIEWING

Strictly by arrangement with the Agents. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.



FLAT 7 SUMMERFIELD COURT, 141 WORCESTER ROAD, MALVERN, WORCESTERSHIRE, WR14 1ET



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.

