



## 4 The Poplars 18a Peachfield Road, Malvern, WR14 4AP

£220,000

An immaculately presented first floor flat with far reaching views over the Severn Valley. The accommodation, in brief, comprises: good sized hallway, spacious open plan kitchen/dining/living room, two double bedrooms, the master having an en-suite, bathroom, zoned underfloor heating, one allocated parking and communal gardens. Peachfield Road is a lovely setting, with the common opposite, views up to the Hills and from the rear over the Severn Valley. The property is offered in a No Chain sale situation and early viewing is highly recommended.



# 4 The Poplars, 18a Peachfield Road, Malvern, Worcestershire, WR14 4AP

## PRIVATE ENTRANCE HALL

Pendant ceiling light and doors leading to the kitchen/dining/living area, bedrooms and bathroom.

## KITCHEN/DINING/LIVING ROOM 22'8" x 14'2" (6.93m x 4.32m)

Two rear facing double glazed windows, fully fitted kitchen with a range of floor mounted units, range of eye level units, one and a half bowl stainless steel sink drainer unit with cupboard below, built in microwave, built in oven, four ring gas hob and cooker hood over, integrated dishwasher, integrated fridge, integrated freezer, integrated washing machine, pendant ceiling light, recessed spotlights and hardware flooring.

## BEDROOM ONE 17'7" x 9'1" (5.38m x 2.79m)

Two front facing double glazed windows with views to the Malvern Hills, built-in wardrobe with hanging rail and shelving, pendant ceiling light, two recessed spotlights and carpeted flooring. Door leading to the en-suite shower room.

## EN-SUITE

Walk-in double shower enclosure with shower over, vanity wash hand basin, WC, fully tiled walls, alcove with recessed wall mounted mirrored cabinet, recessed spotlights and tiled flooring.

## BEDROOM TWO 14'7" x 8'11" (4.45m x 2.74m)

Front facing double glazed window with views to the Malvern Hills, pendant ceiling light and carpeted flooring, fitted double wardrobe.

## OUTSIDE

To the front of the property there is a tarmac driveway offering allocated off road parking and side access to the rear.

## COMMUNAL GARDENS

To the rear of the property there is a fully enclosed communal garden with inset mature shrubs and trees.

## SERVICE CHARGE AND LEASE DETAILS

There is an annual service charge of £1316.92 payable twice yearly to Taylor Clarke.

Ground rent is £278.25 to the Freeholder. There are 118 years remaining of a 125 year lease.

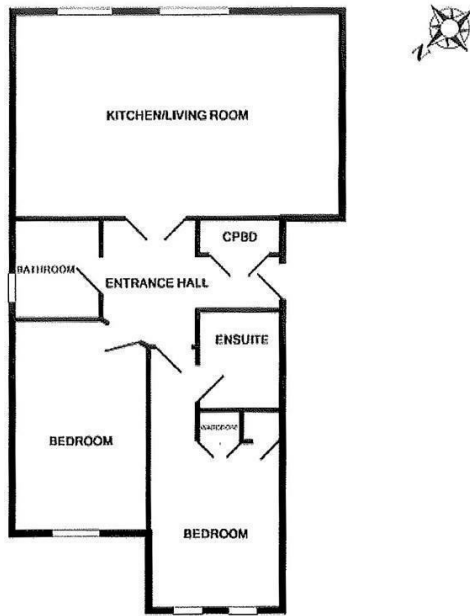
## DIRECTIONS

From the office of Allan Morris, turn right and follow the



road into Malvern Wells. Just before the Railway Inn on the right, turn left into Peachfield Road. The Poplars is on the right hand side, opposite the common.





TOTAL APPROX FLOOR AREA 773 SQ. FT. (71,8 SQ M )

**TENURE:** We understand the property to be Leasehold, but this point should be confirmed by your solicitor.

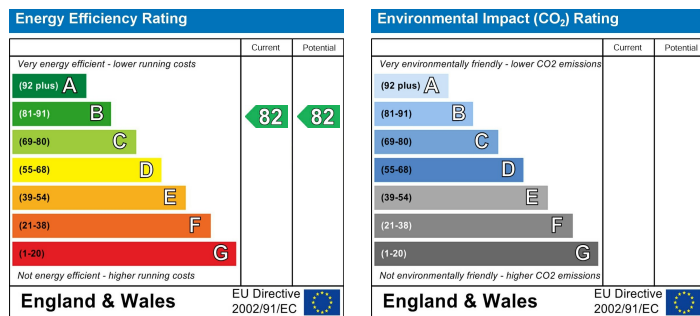
**FIXTURES AND FITTINGS:** The blinds are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**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: C

**ENERGY PERFORMANCE RATINGS:** Current: B82 Potential: B82

**SCHOOLS INFORMATION:**  
Local Education Authority: Worcestershire LA: 01905 822700



- 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



Offices also at:

Worcester  
Upton upon Severn

Droitwich  
Pershore

Redditch  
Kidderminster

Bromsgrove  
Stourport on Severn

Barnt Green  
Bewdley

Malvern  
Mayfair London