



## 29 Peak View, Malvern, WR14 1LU

£130,000

A vacant, well presented, upside down, mid terraced one bedroom house with parking. This modern house offers accommodation comprising of; entrance hall, ground floor double bedroom with built in wardrobes and large storage cupboard, full bathroom with white suite, large open plan living space comprising of lounge diner with bay window, and fitted kitchen with built in appliances. Further benefits include; gas central heating, double glazing, fitted blinds, allocated parking space and additional visitor spaces. Viewing a must to appreciate the space and location of home on offer. No onward chain.



# 29, Peak View, Malvern, WR14 1LU

## ENTRANCE HALL

Access via obscure glass double glazed front door, ceiling light point, smoke alarm, radiator, stairs to first floor, doors to:

## BEDROOM 12'7" x 9'5" (3.84m x 2.88m)

Front aspect double glazed window, ceiling light point, radiator, built in double wardrobe with hanging rail and shelving, large built in under stairs storage cupboard.

## FULL BATHROOM 6'6" x 4'9" (2.00m x 1.45m)

Rear aspect obscure glass double glazed window, recessed ceiling down lighters, extractor, white suite comprising: panel bath with shower over, wash hand basin with storage below, hidden cistern push flush WC, additional storage cabinets, heated towel rail, shaver socket, tile effect flooring.

## FIRST FLOOR

## LOUNGE OPEN PLAN LIVING SPACE 17'10" x 15'11" (5.46m x 4.86m)

Large open plan dual aspect lounge diner and kitchen comprising of:

## LOUNGE/DINER 15'11" x 9'5" (4.86m x 2.89m)

Front aspect double glazed raised bay window, ceiling light point, access to roof space, radiator, large walk in storage cupboard.

## FITTED KITCHEN 15'11" x 4'11" (4.86m x 1.50m)

Rear aspect double glazed window with views to the side of the Malvern Hills, two ceiling light points, recessed spot lights, smoke alarm. Fitted kitchen comprising of a range of floor and wall mounted Maple effect units under a granite effect work surface, stainless steel single drainer sink unit, stainless steel integral gas hob with oven below and discrete extractor over, integral fridge, integral freezer, space and plumbing for washing machine, wall mounted Ideal gas boiler hidden in matching cupboard, wood plank effect flooring.

## OUTSIDE

The property benefits from one allocated and numbered parking space with additional visitors spaces. There are communal lawns, flower beds including area for outside the front door suitable to sit and enjoy the views back the the hills.

## LEASE DETAILS

The property has a 125 year lease which commenced in 2004. There is half yearly service charge of £988. This includes; maintenance of communal gardens and exterior lighting, buildings insurance, maintenance of drains and guttering, maintenance of windows (external), and external window cleaning.

## DIRECTIONS



From the Malvern office proceed along the Worcester Road to the traffic lights and turn left onto Newtown Road. Follow the road round to the right and proceed towards Leigh Sinton Road where it the Ascension Church is on the right. Continue on through the traffic lights and take the next right into Yates Hay Road. Take the first right into Peak View. Number 29 can be found on the righthand side after passing under the archway to the car parking area beyond. Viewers are welcome to park in space number 29. To book a viewing or with any queries please call us on 01684 561411 or email [malvern@allan-morris.co.uk](mailto:malvern@allan-morris.co.uk)





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

**FIXTURES AND FITTINGS:** Only those items referred to in these particulars, plus carpets and curtains are included in the sale price.

**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. The property has hard wired smoke alarm and burglar alarm.

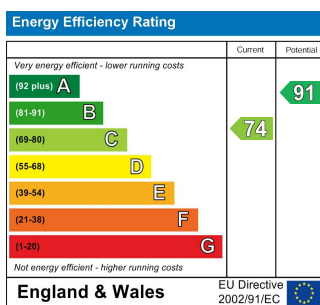
**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B

**ENERGY PERFORMANCE RATINGS:** Current: C74 Potential: B91

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

### EPC

### Material Information Report



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