



3 Northview Court Leigh Sinton Road, Malvern, WR14 1JP

£175,000

A very well presented ground floor apartment looking out onto the gardens. In brief, the accommodation comprises: Hallway, living/dining room, two bedrooms bathroom, well fitted kitchen, gas central heating and double glazing. There is one allocated parking space, visitors' parking, bike store and communal gardens.



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APPROACH

Set within immaculate and well cared for communal grounds, offering lawns and sitting areas. Personal front door opening into:

HALLWAY

Panelled radiator with shelf, door to:

LOUNGE/DINING ROOM 24'4" x 12'11" (7.42m x 3.96m)

Front facing double glazed window looking onto the garden, recessed ceiling window, panelled radiator, twin wall lights, door through to kitchen, dining area offers space for table and chairs, third wall light, wall mounted thermostat, cupboard housing Worcester Bosch central heating boiler. Door to:

KITCHEN 12'9" x 7'4" (3.89m x 2.24m)

A range of wall and base units, roll edge work surface, inset stainless steel sink and drainer, gas hob with cooker hood above, eye level fitted NEFF cooker and grill, space for washing machine and tumble dryer, integrated fridge and freezer, tiled floor, part tiled walls.

BEDROOM ONE 12'9" x 8'0" (3.91m x 2.46m)

Front facing double glazed window looking onto the garden, built-in wardrobe, panelled radiator, twin wall lights, power points.

BEDROOM TWO 9'9" x 7'6" (2.99m x 2.3m)

Second double bedroom having front facing double glazed window, panelled radiator, twin wall lights, power points.

BATHROOM

A well maintained bathroom comprising: panelled bath with shower over and glazed screen, ladder style radiator, low flush WC, hand basin on vanity unit with cupboards under, part tiled walls, part tiled floor, ceiling light point. The current owner has fitted an additional extractor unit which is ducted to the outside.



DIRECTIONS

From our office in Great Malvern turn left onto the Worcester Road. At the traffic lights turn left onto Newtown Road and follow it round to the right. after approximately half a mile at the traffic lights, turn left onto Sayers Avenue (Northview Court is in front of you, but directions take you to the car park). Turn right onto Swinyard Road. and follow the road round the right hand bend. The access to Northview Court is on the right, just after Skylark Rise. For more details or to book a viewing, please call our Malvern office on 01684 561411.

LEASE DETAILS

The apartment is Leasehold with a one twelfth share of the Freehold. The service charge is £100 pcm, and includes maintenance of the communal areas, lighting, gardening and buildings insurance.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

TENURE: We understand the property to be LEASEHOLD a 1/12 share of the freehold and 982 years remaining on the lease. This point should be confirmed by your solicitor.

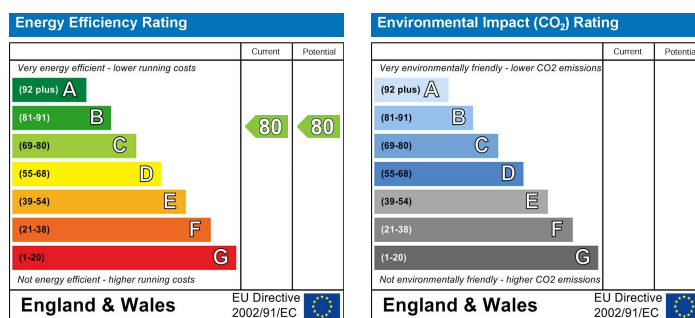
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: B

ENERGY PERFORMANCE RATINGS: Current: C80 Potential: C80

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



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