



Peterson Court Worcester Road, Great Malvern, WR14 4AA

£200,000

A generous duplex apartment within a purpose built building in the centre of Great Malvern and having superb panoramic views over the Severn Vale. The apartment comprises at entry level, two bedrooms with built-in wardrobes, a bathroom and understairs storage, upper floor with landing and cupboard, sitting room, open kitchen dining room, including appliances. The property has gas central heating, double glazing, an allocated parking space, a long lease and is offered for sale with no onward chain.



Flat 5, Peterson Court, Worcester Road, Great Malvern, WR14 4AA

COMMUNAL ENTRANCE

With door to two short flights of stairs down and inner door to hall with solid door opening to:-

RECEPTION HALLWAY

With stairs to upper floor living area, door to understairs storage cupboard, radiator, doors to:

BEDROOM ONE 12'9" x 9'6" (3.90m x 2.90m)

Rear aspect double glazed window with views over Malvern towards Bredon Hill and from Worcester to the Cotswold escarpment, radiator, built-in double wardrobe with hanging and shelving, built-in single cupboard.

BEDROOM TWO 13'3" x 7'8" (4.06m x 2.34m)

Rear aspect double glazed window with views, wash basin with cupboard under, shaving light and power, door to built-in single wardrobe.

BATHROOM 7'9" x 7'7" (2.37m x 2.33m)

P-shaped bath with mixer tap and thermostatic shower, pedestal wash basin, low level wc, radiator, extractor fan, tiled floor, cupboard storage area.

UPPER FLOOR LANDING

With built-in cupboard with hanging and shelving, electric fuse box, door entry phone system, doors to:

SITTING ROOM 14'7" x 9'5" (4.45m x 2.88m)

Rear aspect double glazed window with views, double radiator, TV point, phone point, doorway to dining room.

KITCHEN / DINING AREA 21'5" x 7'9" (6.54m x 2.38m)

Refitted kitchen with cream high gloss units with contemporary tiled surround, stainless steel single drainer sink unit, wall and base level cupboards and drawer units, washing machine, slimline dishwasher, electric cooker included. Opening to Dining Area with rear aspect double glazed window with views, double radiator, cupboard housing Baxi gas central heating boiler.

LEASE INFORMATION

The property owns a 1/14th share of the freehold, under the Peterson Court Management Company Ltd which is self managed. The 999 year lease was formed on 18th April 1986. There is a service charge of £1050 per annum which is paid bi-annually. Agents note: no pets are allowed and no commercial vehicles should not be parked in the car park. One allocated parking space.

DIRECTIONS

From the Allan Morris Malvern office, go along Worcester Road for a short distance and the building can be found opposite the shops next to Faun Coffee Shop.







Approximate total area⁽¹⁾
65.53 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

TENURE: We understand the property to be Leasehold with a share of the Freehold but 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

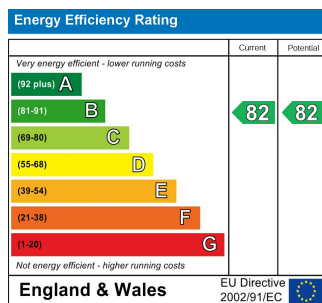
SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

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

ENERGY PERFORMANCE RATINGS: Current: B82 Potential: B82

EPC

Material Information Report



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