

Philip Laney & Jolly



Flat 11, 141, Summerfield Court Worcester Road, Malvern,
WR14 1ET



Philip Laney & Jolly Malvern offer to the market Flat 11, Summerfield Court. Located on Worcester Road in the charming town of Malvern, this delightful two-bedroom mid-floor flat offers a perfect blend of comfort and convenience. The property is ideally located close to Malvern Link train station, making it an excellent choice for commuters and those seeking easy access to local amenities.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a living room, which is a perfect size. The well-appointed kitchen provides ample space, while the two generously sized bedrooms offer a peaceful retreat. The flat is completed by a modern bathroom, ensuring all your needs are met.

This property boasts the added benefits of UPVC double glazing and gas central heating throughout, providing warmth and energy efficiency. Additionally, residents will appreciate the convenience of one unallocated off-road parking space, a rare find in such a desirable location.

In summary, this two-bedroom flat on Worcester Road is offered with no onward chain and presents an excellent opportunity for first-time buyers, investors, or those looking to downsize. With its prime location, modern amenities and spacious layout, it is sure to appeal to a wide range of prospective residents. Do not miss the chance to make this lovely flat your new home.

ENTRANCE

From communal landing into:

HALLWAY

Wall mounted intercom and fusebox. Radiator and doors to kitchen, living room, bedrooms and bathroom.

LIVING ROOM

UPVC door and window to side and rear aspects. Radiator. Laminate flooring and fire escape.

KITCHEN

Kitchen fitted with a range of wall and base units with integrated oven, freestanding fridge freezer, washing machine and space for dishwasher. Roll top worksurface with 4 ring hob and one and a half bowl sink and drainer with tiled splashback. Wall mounted gas boiler.





BEDROOM ONE

UPVC double glazed windows to side and rear aspects with blinds. Built-in wardrobes and further freestanding wardrobe. Radiator and laminate flooring.

BEDROOM TWO

Two UPVC double glazed windows to side aspect with fitted blinds. Radiator and laminate flooring.

BATHROOM

Two UPVC obscure glazed windows to side aspect. Modern bathroom suite comprising of: bath with rainfall shower over with hand-held shower, vanity unit with hand wash basin and low level WC. Mermaid boarding throughout. Heated towel rail.

OUTSIDE

Unallocated off road parking space.

Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Tenure - Leasehold

We understand (subject to legal verification) that the property is Leasehold.

Current lease is 999 years from 01/01/2014 and has 988 years remaining.

The service charge is currently £115 per month, increasing by £10 in October 2025

Council Tax MHDC

We understand the council tax band presently to be :

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Broadband

We understand currently Full Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

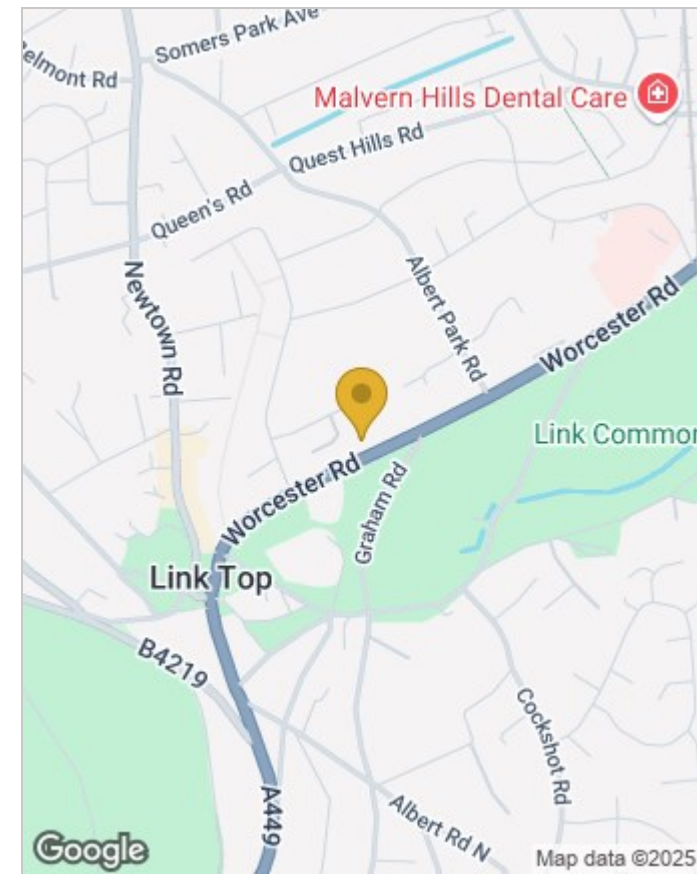
Viewings

Strictly by appointment with the Agents. Please call 01684 575100

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
Low energy efficient - lower running costs	Current	Potential
A (91-100)		81
B (81-90)		
C (69-80)	73	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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