



A WELL PRESENTED GROUND FLOOR APARTMENT SITUATED IN A QUIET CUL-DE-SAC LOCATION CLOSE TO THE CENTRE OF MALVERN LINK AND THE RAILWAY STATION. ALLOCATED PARKING. ENERGY RATING 'C' NO CHAIN

Peak View – Guide Price £120,000

23 Peak View, Malvern, WR14 1LU



23 Peak View

Entrance Hall

Two store cupboards, laminate flooring, telecom entry system, radiator, pendant light fitting. Thermostatic heating control Door to

Sitting Room 3.41m (11ft) x 3.10m (10ft)

Laminate flooring, double glazed window to rear, pendant light fitting, radiator, TV point, feature electric fire with surround. Archway to

Kitchen 3.13m (10ft 1in) x 2.20m (7ft 1in)

Vinyl floor, double glazed window to rear, two ceiling light fittings, radiator. Range of base and eye level units with worktop over and stainless steel sink and drainer with mixer tap. Built in gas **HOB, OVEN** and **GRILL** and **WASHER DRYER**. Extractor fan, **FRIDGE**. Boiler cupboard.

Bedroom 3.41m (11ft) x 3.38m (10ft 11in)

Laminate flooring, radiator, pendant light fitting, double glazed window to front. Two built in wardrobes.

Bathroom

Vinyl flooring, obscure double glazed window to side, pedestal wash hand basin with taps, close coupled WC, partially tiled walled, panelled bath with mains powered shower over, extractor fan, radiator and shaving points.

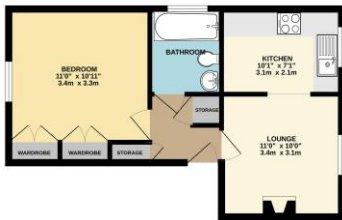
Directions

From the Agents office in Great Malvern proceed north along the A449 towards Worcester. Turn left at the traffic lights at Link Top into Newtown Road. Continue along this road until it meets Leigh Sinton Road. Proceed straight on until reaching Dyson Perrins High School and turn right into Yates Hay Road. Follow the road around and then take a turning on the right into Peak View and the property will be found after a short distance on the left hand side.

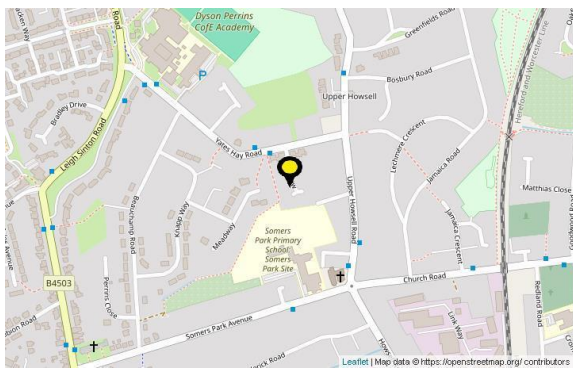
To access the car parking take the left turn before the property which leads behind the house.



GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



THIS FLOOR PLAN AND ALL DIMENSIONS ARE APPROXIMATE. MEASUREMENTS ARE TAKEN TO THE FACE OF WALLS AND FINISHES. THE AGENT'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE AGENT'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.



Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal verification) that the property is Leasehold. The property is held on a 125 year lease from June 2004. The service charge is £988.23 for 6 months starting 1st October 2024 to 31st March 2025 which includes building insurance.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

Council Tax

COUNCIL TAX BAND 'A' This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.



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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.