

13 Vines Court





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## One bedroom pre owned apartment

Located on the top floor of Vines Court, this beautifully presented apartment has spectacular views across Great Malvern. The large kitchen/living/dining room offers open plan living with an east facing Juliet balcony and the SieMatic kitchen includes integrated modern appliances. The double bedroom benefits from a fitted wardrobe and en suite shower room. There is an additional W/C located off the hallway and ample storage.

### Property specifications

- Top floor apartment with spectacular views
- Open plan living/dining room and kitchen area
- Modern SieMatic kitchen with integrated appliances including fridge, freezer, oven, microwave and dishwasher.
- En suite shower room with Villeroy & Boch sanitaryware
- Additional W/C located in the hallway
- Lift access

Guide Price £330,000 (other fees apply)

Monthly management fee £613.06

A deferred management charge applies to this property, please ask the sales team for more information

Council Tax Band: F

Viewing by appointment with the sales office.

01684 438400

[ellersliesales@audleyvillages.co.uk](mailto:ellersliesales@audleyvillages.co.uk)



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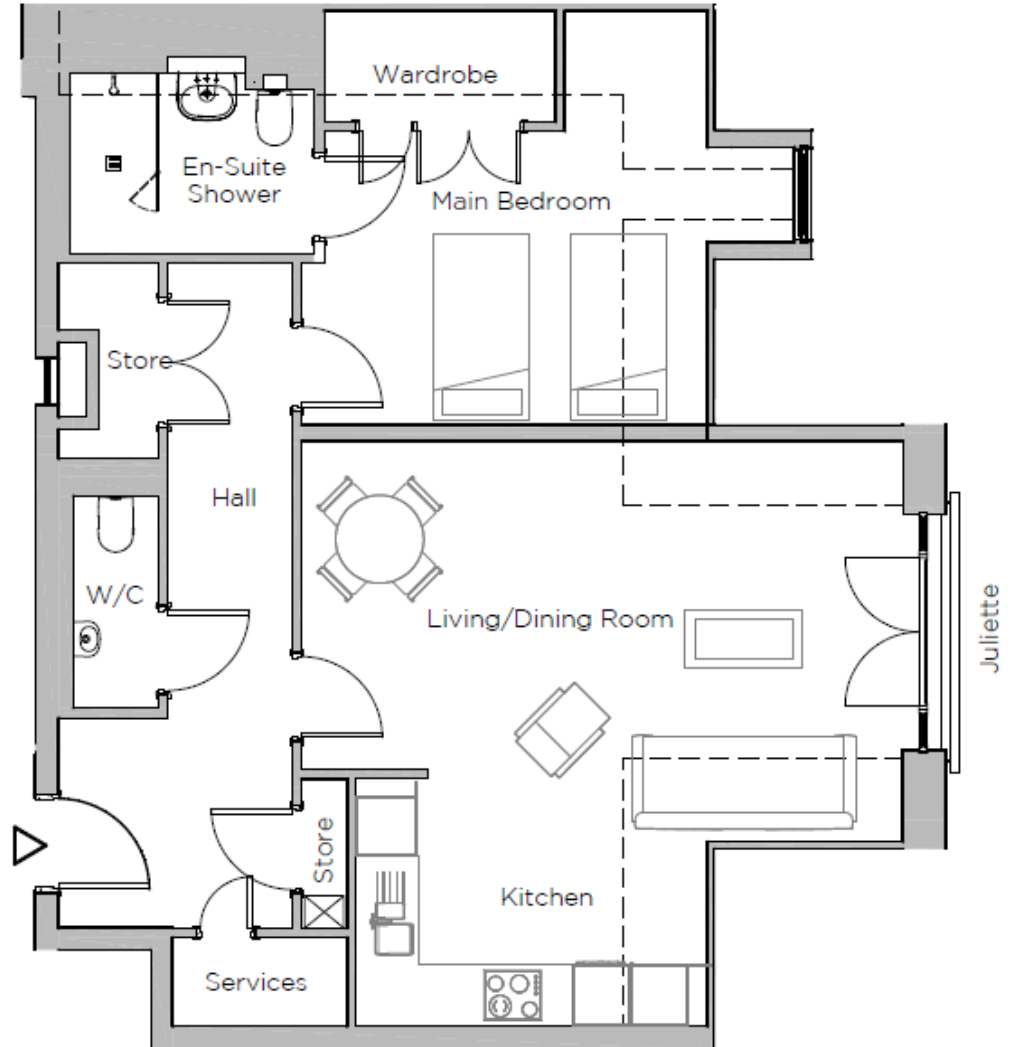
Internal Measurements      Metric (m)      Imperial (ft)

Kitchen/Living/  
Dining Room      6.16 x 5.98      20'3" x 19'7"

Main Bedroom      3.91 x 2.99      12'10" x 9'10"

Total Sq.Ft 808

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	84   B	84   B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Furniture shown to illustrate possible room layouts and not included in sale.. Designs vary according to plot and all details should be checked at the Sales office.  
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