

Philip Laney & Jolly

9 Summerfield Court, Malvern, WR14 1ET

Guide Price £195,000

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Philip Laney & Jolly present this well-arranged second-floor apartment, ideally positioned within the sought-after Summerfield Court in Malvern.

The property offers two well-proportioned bedrooms, with the principal bedroom providing particularly generous space, complemented by a second bedroom ideal for guests, a home office, or additional accommodation.

A central hallway connects all rooms, leading through to a bright and inviting living room featuring an attractive bay-style projection that enhances both natural light and character, creating an ideal space for relaxing or entertaining.

The kitchen is conveniently located adjacent to the living area and is thoughtfully designed to maximise functionality, offering ample storage and workspace. A well-appointed bathroom is situated off the hallway, providing practical and comfortable facilities.

Further benefits include gas central heating and double glazing throughout, ensuring a warm and energy-efficient home. The property is accessible via both stairs and a lift, catering to a range of needs.

Externally, residents benefit from communal parking. Set within the desirable Malvern area, the apartment enjoys a peaceful setting while remaining close to local amenities and the scenic surroundings the area is known for.

This charming flat at Summerfield Court presents an excellent opportunity for anyone looking to enjoy modern living in a picturesque setting. Do not miss the chance to make this lovely property your new home.

EPC: C Council Tax Band: B Tenure: Leasehold

Entrance Hallway
Ceiling light point. Doors off to:

Main Bedroom
Steps down into bedroom. Ceiling light point. Radiator. Three double glazed windows to front aspect.

Bedroom Two
Double glazed window to front aspect. Radiator. Ceiling light point.

Kitchen
Modern wall and base units with solid wood (walnut) worktops. Double glazed window to side aspect. Ceiling light point. Stainless steel sink and drainer with tap over. Integrated washer/dryer fridge, freezer, oven. Four ring gas hob with extractor fan over. Downlights in the wall units. Cupboard housing combination boiler.

Bathroom
Ceiling spotlights. Heated towel rail. Low level WC. Wash hand basin inset into vanity unit. Panelled bath with mains fed shower over.























Living Room
Five double glazed windows to front aspect. Radiator. Ceiling light point.

Financial Services - Malvern
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.

Floorplan - Malvern
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Property to sell? Malvern
If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.
Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Services - Malvern
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.

The property will have an updated lease issued on 01/2014 on a 999 year lease and will have 987 years remaining.
Current service charge is £135 pcm with a peppercorn rent payable.

Verifying ID - Malvern
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.

Viewings - Malvern
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

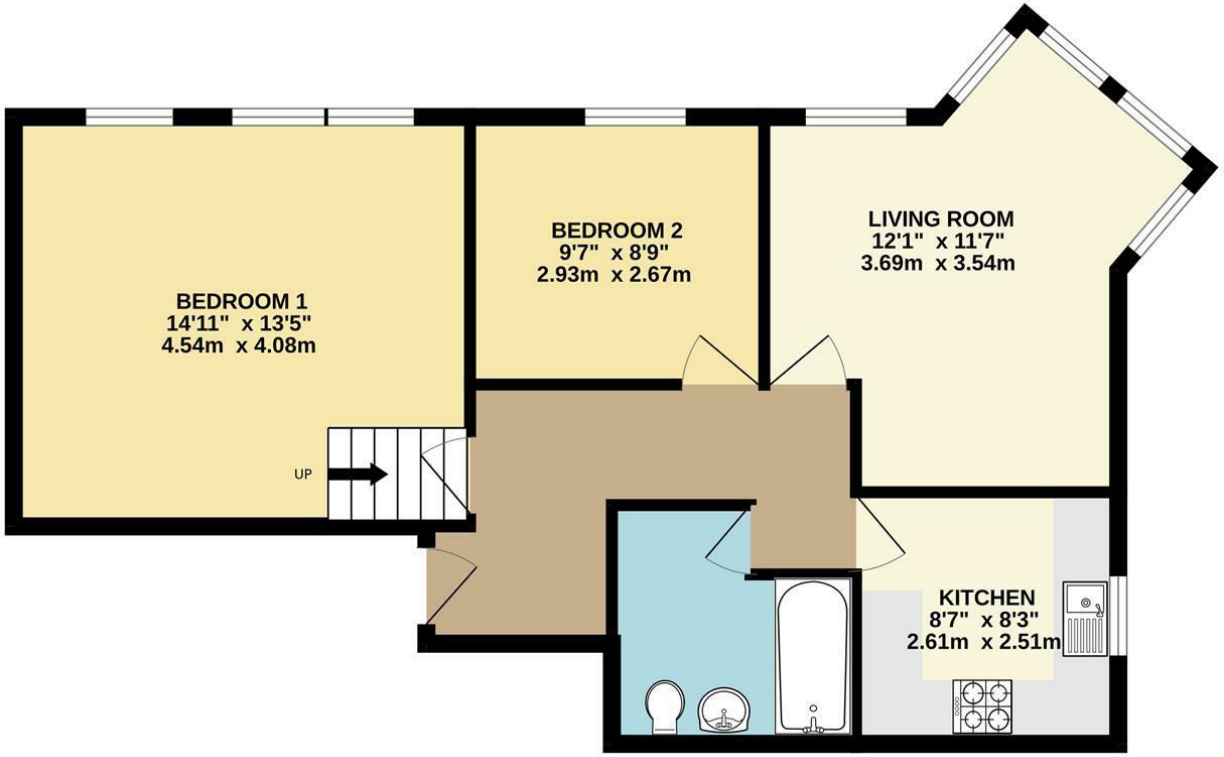
Broadband Malvern
We understand currently Full Fibre broadband is available to order at this property.
You can check and confirm the type of Broadband availability using the Openreach fibre checker:
https://www.openreach.com/fibre-checker

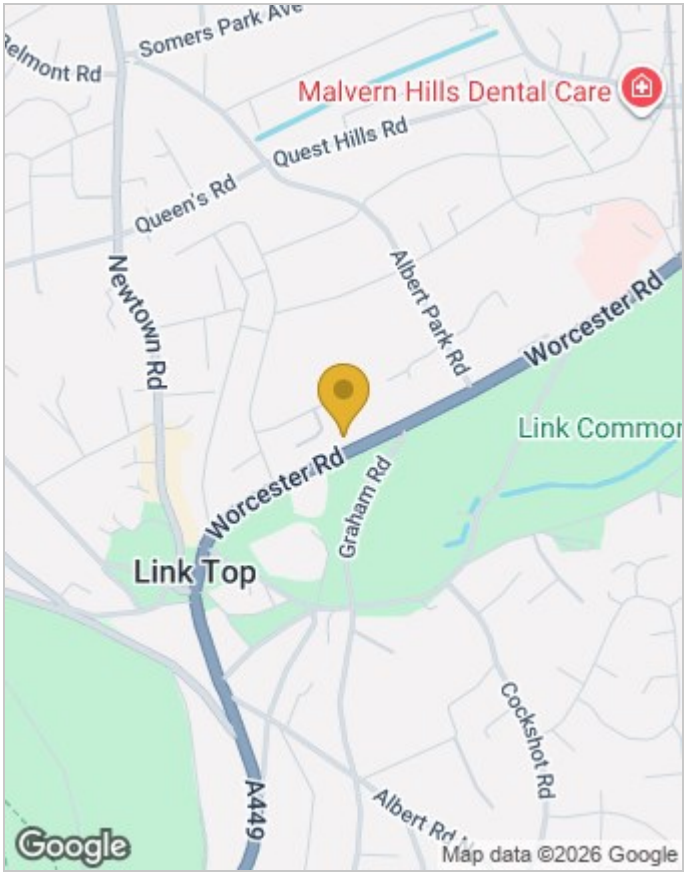
Parking - Malvern
Parking available with additional guest parking spaces.
There is also a shed.

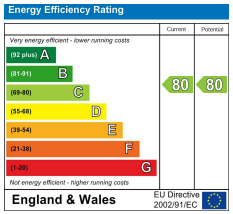
Mobile Coverage - Malvern
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.
https://checker.ofcom.org.uk/en-gb/mobile-coverage

EE- Good outdoor and in-home
O2- Good outdoor
Three- Good outdoor and in-home
Vodafone- Good outdoor and in-home

UPPER FLOOR







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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