



## Apartment 11, Summerfield Court Worcester Road Malvern, WR14 1ET

This spacious two bedroom apartment conveniently situated off Worcester Road. Close to local amenities in Great Malvern and Malvern Link and only a short distance away from the train station. In brief the accommodation comprises; Entrance Hall, Kitchen, Living Room, Refitted Bathroom and Two Bedrooms. Benefiting from double glazing, gas central heating and allocated parking. Whether you are looking to make your first step onto the property ladder or seeking a rental opportunity, this apartment presents an excellent opportunity. This property is offered for sale with no onward chain.

**Guide Price £165,000**

# Apartment 11, Summerfield Court Worcester Road

Malvern, WR14 1ET



## Communal Entrance

An intercom entry system provides access into the Communal Entrance Hall with staircase and lift rising to the Upper Floors. Apartment 11 is located on the second floor.

## Entrance Hall

Entrance door opens into the Entrance Hall, with doors off to all rooms and double glazed window to the rear aspect. Wood effect flooring, wall mounted intercom and consumer unit.

## Living Room

13'5" x 11'10" (4.10 x 3.61)

A generous room with dual aspect double glazed windows to the rear and side, making this room extremely light. Door leading to the external fire escape stairway. Painted wooden Adams fire surround and marble effect hearth, wood effect flooring, coving to ceiling and radiator.

## Kitchen

9'10" x 6'6" (3.0 x 2.0)

The Kitchen is fitted with a range of base and eye level units with working surfaces and tiled splashback. Integrated single electric oven with four ring hob and extractor above. Undercounted washing machine, space and plumbing for a further undercounter appliance. Tall fridge freezer and composite sink unit with drainer and mixer tap. Recently installed wall mounted Vallient Boiler, coving to ceiling and wood effect flooring.

## Bedroom One

14'4" x 9'10" (4.38 x 3.02)

Built-in wardrobes and further freestanding wardrobe. Dual aspect double glazed windows to the rear and side. Wood effect flooring, radiator and coving to ceiling.

## Bedroom Two

9'8" x 8'10" (2.96 x 2.71)

Built in wardrobes and two double glazed windows to the rear aspect. Radiator, coving to ceiling and wood effect flooring.

## Bathroom

This modern bathroom is fitted with a white suite, comprising panel bath with glazed screen and mains water fall shower with additional attachment. Low flush WC, vanity sink unit with waterfall mixer tap and cupboards below. Wall mounted mirror cabinet, 'ladder' style radiator and two obscured double glazed windows to the rear aspect. Tiled flooring, aqua boarding to walls and coving to ceiling.

## Outside

Summerfield Court has pleasant communal gardens and a pathway leading to the Worcester Road. A communal drying area and a large

parking area for all Summerfield Court residents, located at the rear of the building.

## Leasehold

Our client advises us that the property is Leasehold on a 999 year Lease commencing on 1/1/2014. We understand that the service charge is currently £105 per month, increasing to £135 per month from 1st November 2025 & raising by £20 per month in November 2026. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

## Council Tax Band

We understand that this property is council tax band B. This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## Directions

From our Malvern office proceed on the A449 towards Malvern Link, turning left into Alexandra Road and right into Alexandra Lane and right again into the parking area behind Ashgrove and Summerfield Court. The parking area for Summerfield Court is on the left.

## Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

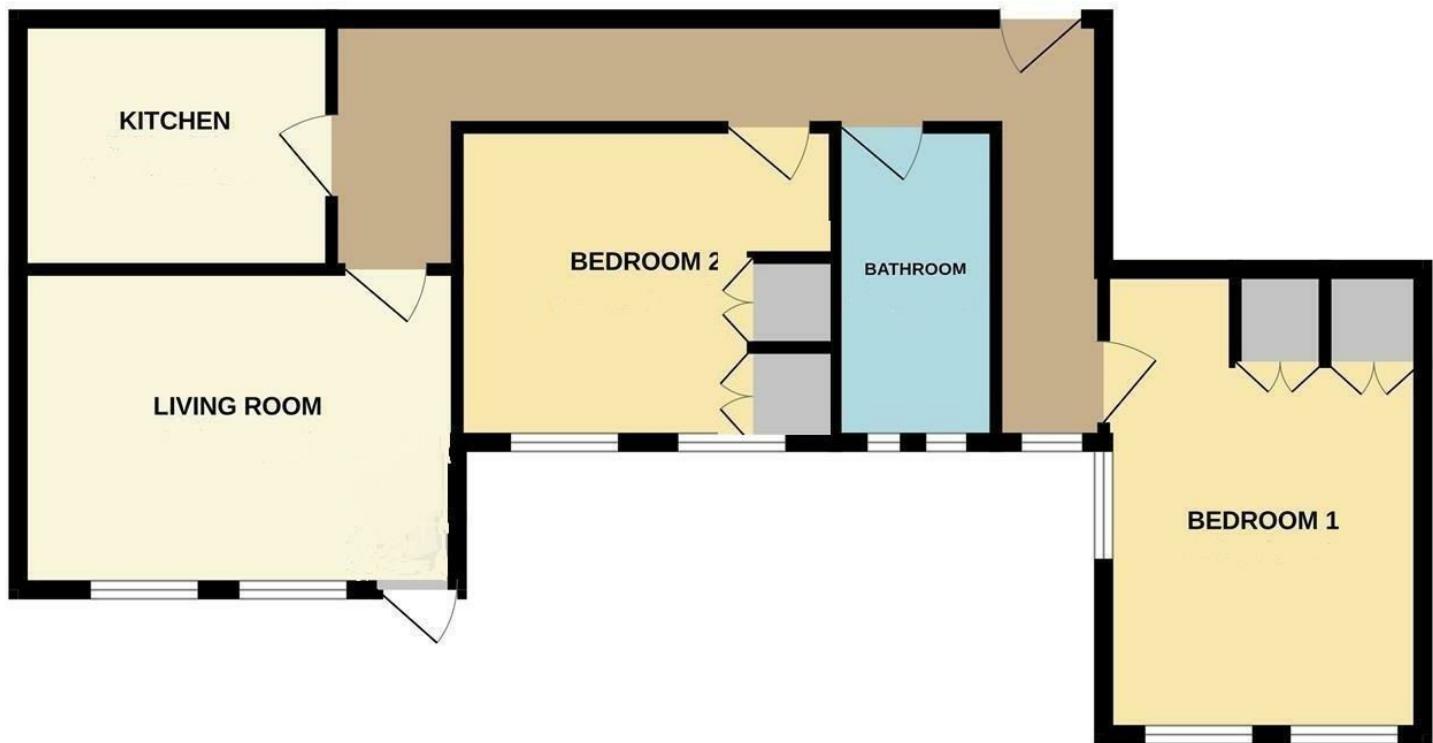
## Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet <https://www.youtube.com/watch?v=fWmATOPOFCw>



## Floor Plan

### 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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.