JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981









Apartment 2, Ledbury Court, Hill View Road, WR14 1BH

Guide Price £160,000

A Beautifully Presented First Floor Two Bedroom Apartment, Offering Spacious Accommodation With Juliette Balcony, Two Double Bedrooms (One With En-Suite), Secure Intercom Entry System And Allocated Parking Space. Occupying A Highly Convenient Position Close To Good Schooling, Train Station And Local Shops. Offered With No Onward Chain. EPC B

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

Regulated by RICS®

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Situated on the outskirts of the popular Malvern Vale development, Apartment 24 Somerford House, enjoys a convenient location within the estate with access to a Sainsbury's Local store and the play area. There is also a community centre. Further and more extensive amenities are available in the hillside Victorian town of Great Malvern which offers a range of independent shops, Waitrose supermarket and the renowned theatre complex with concert hall and cinema, all set against the backdrop of the Malvern Hills.

Educational needs are well catered for with Somers Park Primary School within walking distance, as well as Dyson Perrins secondary school being close by. Within Great Malvern and in the nearby city of Worcester there are a number of renowned private schools including Malvern St James Girls' School and Malvern College.

Transport communications are excellent with a bus service nearby and there are mainline railway stations in both Malvern Link and Great Malvern providing direct links to Worcester, Birmingham, London Paddington and Hereford and South Wales. Junction 7 of the M5 motorway is located just outside Worcester, bringing the Midlands, South West and South Wales into an easy commute.

A short walk from the property are a network of footpaths and bridleways leading into open countryside, the Worcestershire Way and the Malvern Hills, ideal for the outdoor enthusiast.

Apartment 2 Ledbury Court is a beautifully presented and conveniently position first floor apartment with it's own allocated parking space. The accommodation is spacious and has been beautifully maintained by the current occupiers. There are two double bedrooms, with the main bedroom benefiting from an en-suite, and the sitting room enjoys a south facing Juliette balcony.







There is a secure intercom entry system and only three apartments within this particular entrance. The communal areas have been well maintained and there is a shared bike store.

The accommodation in more detail comprises -

Entrance Hall

Carpet, doors to all rooms, intercom entry system, thermostat, storage cupboard, ceiling light fitting and radiator.
Sitting Room - 4.4m x 3.5m (14'5" x 11'5")

Carpet, south facing Juliette balcony, two ceiling light fittings, space for table, radiator and open to the kitchen.
Kitchen - 2.7m x 2m (8'10" x 6'6")

Vinyl flooring, range of base and eye level units with stainless steel sink and drainer, built in oven, gas hobs and extractor fan, space for washing machine and fridge freezer. Radiator, double glazed window, partially tiled walls, ceiling light fitting.
Bedroom 1 - 4.4m x 3.1m (14'5" x 10'2")

Double bedroom, carpet, double glazed window, built in wardrobe, radiator, ceiling light fitting and door to en-suite.







Ensuite

Vinyl flooring, close coupled WC, pedestal wash hand basin, tiled shower cubicle, ceiling light fitting, partially tiled walls, shaving point and extractor fan.
Bedroom 2 - 4.7m x 3.2m (15'5" x 10'5")

Double bedroom, carpet, double glazed window, ceiling light fitting, radiator and built in wardrobe.
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 2016. The ground rent is included in the service charge which is £1050 per annum. There is also a greenbelt charge of approximately £25 per month.











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 "B"
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC
The EPC rating for this property is B (83).

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GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

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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Directions
From the agent's office in Great Malvern proceed North along the A449 towards Malvern Link. Upon reaching the traffic lights at Link Top, bear left into Newtown Road, continuing as the road becomes Leigh Sinton Road. Take the third turning left into Hill View Road, the apartment block and entrance to the car park is on the right hand side. The agent's for sale board is on the
Juliette Balcony

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.