

## 10 VINES COURT

Guide Price £495,000  
(other fees apply)



*It can only be Audley.*





Located on the second 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 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 bathroom located off the hallway and ample storage.

### Key Features

- Second floor apartment with spectacular views and balcony
- 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 bathroom
- Lift access

### Fees

Monthly management fee: £609.07

Annual ground rent: £500

Parking: No parking fees apply

Council Tax Band: F

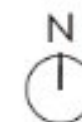
**Tenure:** Leasehold

Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

01684 438 400 [ellersliesales@audleyvillages.co.uk](mailto:ellersliesales@audleyvillages.co.uk)





Internal Measurements	Metric (m)	Imperial (ft)
Kitchen	3.28 x 2.57	10'9" x 8'5"
Living/Dining Room	4.81 x 4.17	15'10 x 13'8
Bedroom one	3.75 x 3.32	12'4" x 10'11"
Bedroom two	3.74 x 2.85	12'3" x 9'4"

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

Furniture shown to illustrate possible room layouts and not included in sale.

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>		



