

13 VINES COURT

Guide Price £300,000
(other fees apply)



It can only be Audley.



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.

Key Features

- Top floor apartment with spectacular views
- Open plan living/dining room and kitchen area
- En suite shower room in the bedroom, and a guest WC with Villeroy and Boch sanitaryware
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, and microwave oven.
- Lift access

Fees

Monthly management fee £647.11

Parking: No parking fees apply

Council Tax Band: F

Tenure: Leasehold

Furniture shown for illustration purposes only.

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.

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Internal Measurements	Metric (m)	Imperial (ft)
Kitchen/ Living room/ Dining room	6.16 X 85.98	20'3" x 19'7"
Main Bedroom	3.91 X 2.99	12'10" x 9'10"

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+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



