



## 1 Merrievale Court Barnards Green Road, Malvern, WR14 3NE

£124,950

This highly sought after ground floor apartment has been recently refurbished to a high standard by the current owner, featuring anti slip flooring to the kitchen and shower room along with replacement carpets and redecoration throughout. Situated within easy reach of the entrance, with the manager close by to assist with any queries, the development is ideally placed for access to the facilities within Barnards Green which include a small supermarket, pharmacy, post office and other useful shops.

The accommodation in brief comprises, Living Room, Two Bedrooms, Kitchen and Shower Room. The building also has a lift, wheelchair access, residents lounge (with kitchen and toilet facilities), a laundry room (fitted with washing machines and tumble driers), off road parking and a guest suite for overnight visitors.

### **Communal Hall**

Intercom entry provides access into the building.

### **Entrance Hall**

Night storage heater, large walk in storage cupboard with cloaks hanging rail. Doors to all rooms and call care alarm base station.

### **Living Room 12'11 x 11'0 (3.94m x 3.35m)**

The Living Room has an attractive fire surround with marble hearth and living flame coal effect electric fire. Dual aspect double glazed windows with an aspect towards Barnards Green, night storage heater and TV point. Alarm pull cord.

### **Kitchen 8'0 x 11'0 (2.44m x 3.35m)**

The Kitchen is fitted with a range of base and eye level units with work surfaces and one and a half bowl sink unit with mixer tap. Integrated Bosch electric oven, four ring hob and extractor hood, spaces for undercounter fridge and freezer. Electric panel heater and double glazed window to side. Alarm pull cord.

### **Shower Room 9'01 x 6'06 (2.77m x 1.98m)**

Fitted with a white suite comprising shower cubicle with glazed enclosure and aqua board to walls housing electric shower. Vanity wash hand basin with cupboard below, bidet and low level WC. Convector heater and obscure double glazed window to front. Alarm pull cord.

### **Bedroom One 9'01 x 11'05 (2.77m x 3.48m)**

Double glazed window to front, night storage heater, TV point. Alarm pull cord.

### **Bedroom Two 6'05 x 8'00 (1.96m x 2.44m)**

Double glazed window to side, electric panel heater. Alarm pull cord.

### **Residents Facilities**

Merrivale Court is suitable for residents aged 60 and above, a House Manager is on site in addition to a 24 hours emergency 'Appello' call system.

The House Manager is available to assist and the apartment has an alarm system which allows two way contact between the residents and the manager. In the manager's absence the alarm is linked by telephone to a local authority centre providing cover every day of the year.

### **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.

### **Leasehold**

Our client advises us that the property is Leasehold on a 99 year Lease commencing in 1988. we understand that there is an annual ground rent of £100.00 with a monthly service charge of £355.00. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

### **Disclaimer**

Photographs of this property were taken prior to the current tenant's occupation.

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

### **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.

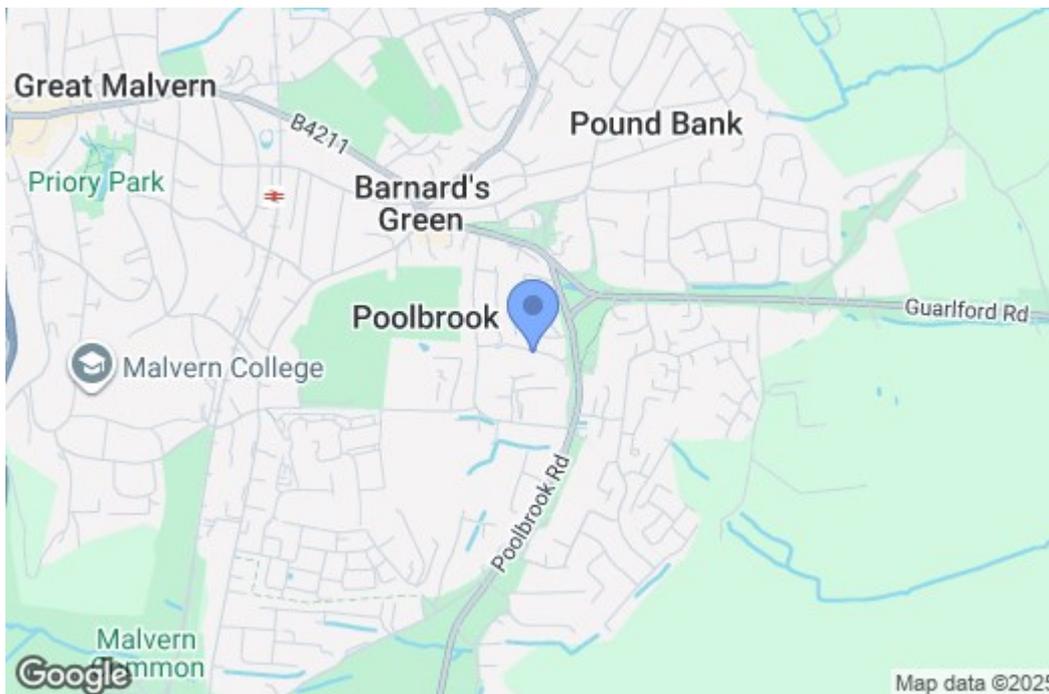
### **Money Laundering Regulations**

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

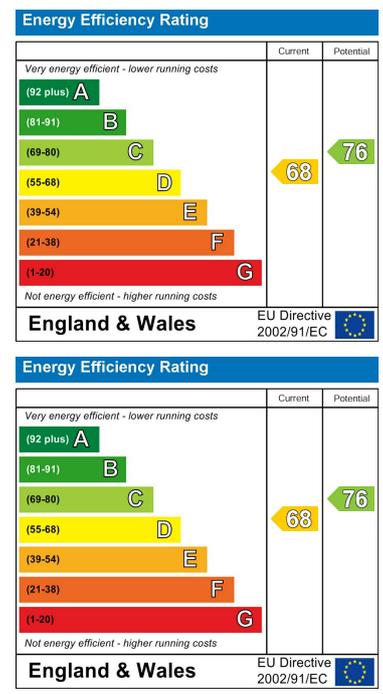
Money Laundering Regulations (AML) and is a legal requirement

# Floor Plan

## Area Map



## Energy Efficiency Graph



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