



## 24 Peak View, Malvern, WR14 1LU

Guide Price £105,000

This double bedroom ground floor apartment, with parking for one vehicle, is conveniently located for amenities, Malvern Link and the Train Station. In brief the accommodation comprises, Entrance Hall, Open Plan Kitchen Living Room, Double Bedroom with fitted wardrobes and Bathroom. With double glazing and gas central heating throughout. Ideal for a first time purchase or buy to let investment. Currently this apartment is tenanted and if any potential landlords are wanting to increase their portfolio, can be sold with the tenant in situ. EPC Rating C

### **Communal Entrance Hall**

Door to the Communal Entrance Hall. The apartment is located on the Ground Floor.

### **Entrance Hall**

Doors to Bedroom and Bathroom. Door to a useful storage cupboard and opening to the Open Plan Living Kitchen Room. Wood effect flooring.

### **Open Plan Living Kitchen**

With the continuation of the wood effect flooring throughout.

### **Living Area 11'0" x 10'0" (3.36m x 3.06m)**

The living area has double glazed window to the rear aspect, radiator and opening to the Kitchen.

### **Kitchen Area 10'0" x 7'1" (3.06m x 2.16m)**

The Kitchen is fitted with a range of base and eye level units with working surfaces and tiled splashback. Stainless steel sink unit with drainer and mixer tap, electric oven with four ring gas hob and extractor above. Washing machine, concealed Worcester Bosch combination boiler, radiator and double glazed window to the rear aspect.

### **Double Bedroom 10'10" x 10'10" (3.32m x 3.32m)**

The double Bedroom is fitted with built-in wardrobes housing hanging rail and shelving. Radiator, fitted carpet and double glazed window to the front aspect.

### **Bathroom**

The bathroom is fitted with a white suite comprising, panelled bath with mains shower over and glazed screen, pedestal wash hand basin and low-level WC. Tiled walls, ladder style radiator towel rail and extractor.

### **Outside**

There is one allocated parking space and two visitor spaces within the communal car-park

### **Council Tax Band**

We understand that this property is council tax band A.

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 125 year Lease commencing 2004. We understand that there is an annual maintenance charge of £2,080. 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.

### **Agents Note**

This property is currently tenanted and can be purchased with the tenant in situ. The tenant is currently paying £700 per calendar month in rent.

### **Disclosure**

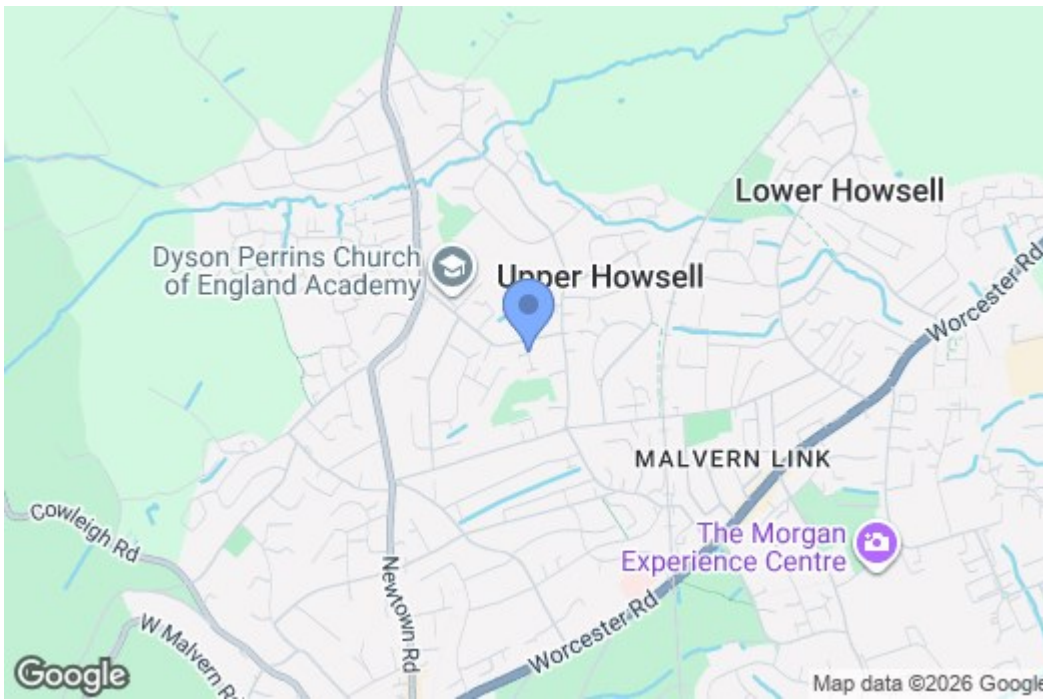
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally 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**

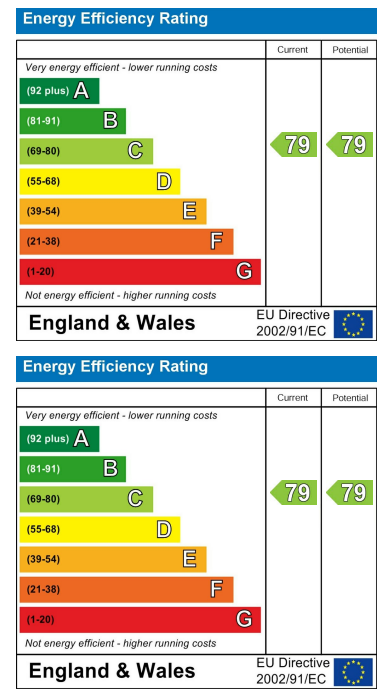
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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