Denny & Salmond

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Residential Sales & Letting Agents

55 Lower Quest Hills Road

Malvern, WR14 1RP

Located within easy reach of Malvern Link railway station, this duplex maisonette offers newly decorated accommodation to include two double bedrooms, shower room, living room and kitchen along with a large storage room. The property further benefits from its own garden, driveway parking and garage along with double glazing and gas central heating. With no onward chain - an internal viewing is strongly advised.

Guide Price £185,000

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Kitchen
15'6" x 6'2" (4.74m x 1.88m)
Fitted with a range of base and eye level units with work surface, tiled splash backs and stainless steel sink unit with mixer tap. Slot in gas cooker with double oven, fridge and plumbing for washing machine. Radiator, double glazed window overlooking the courtyard and cupboard housing Worcester combination gas central heating boiler.

Shower Room
Fitted with a fully tiled shower enclosure with mains shower, pedestal wash hand basin and low level WC. Ceramic tiled flooring, full tiling to walls, radiator, shaver light and point and obscure double glazed window to rear.

Living Room
11'1" x 13'1" (3.4m x 4m)
Wall mounted electric pebble effect fire, radiator, wood effect flooring, TV point, window to rear and under stairs storage cupboard.

From the Living Room a door leads into an Inner Hallway with staircase rising to the upper floor and further door to:

Store Room
11'3" x 12'9" (3.43m x 3.91m)
A useful Storage Room with lights, power points and radiator. Box housing electric fuse board.

Upper Floor Landing
With doors to both Bedrooms.

Bedroom One
12'3" x 12'2" (3.74m x 3.72m)
Double glazed window to front, TV point, radiator.

Bedroom Two
11'5" x 12'8" (3.5m x 3.87m)
Double glazed window to rear, radiator, TV point.

Outside
Accessed from Lower Quest Hills Road, the property benefits from off-road parking and a detached garage. A pathway leads to the entrance door and is flanked by lawned garden which offers a good degree of privacy. Adjoining the rear of the property is a paved courtyard seating area.

Council Tax Band
We understand that this property is council tax band A
This information may have been obtained via 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.

Tenure
Our client advises us that the property is being sold with a 50% of the Freehold.

The original 99 year lease that commenced on 27 January 1987. Our client advises us the lease was extended for an additional 90 years in 2021. Therefore the current lease expires in 2176.

We understand that there is no annual ground rent payable and that any maintenance is split 50/50 on an 'as and when required basis'. Payments for any required works are split equally and made on an ad hock basis. The annual buildings insurance is split 50/50 with the apartment above (the total current amount is £530-82) Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

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.

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

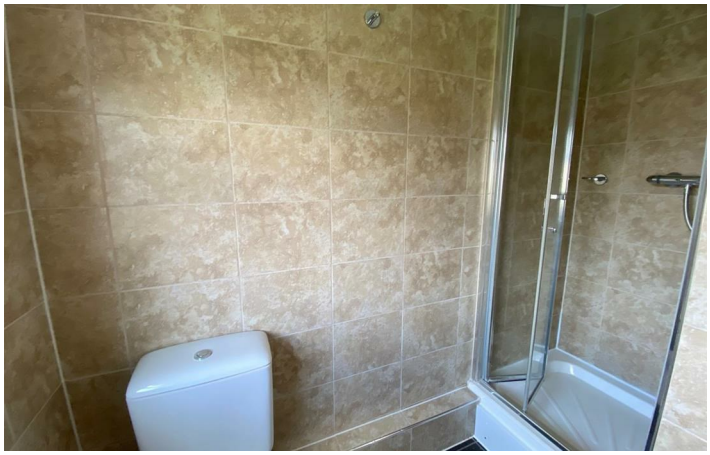
The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

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

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

Directions
From our Malvern office proceed on the A449 towards Worcester bearing left onto Newtown Road. Proceed ahead bearing right into Queens Road and directly ahead at the cross roads into Quest Hills Road. Left into Lower Quest Hills Road and the property will be located on the right as indicated by the Agents For Sale Board.

Potential Buy to Let
This property is currently tenanted and paying £875 per calendar month



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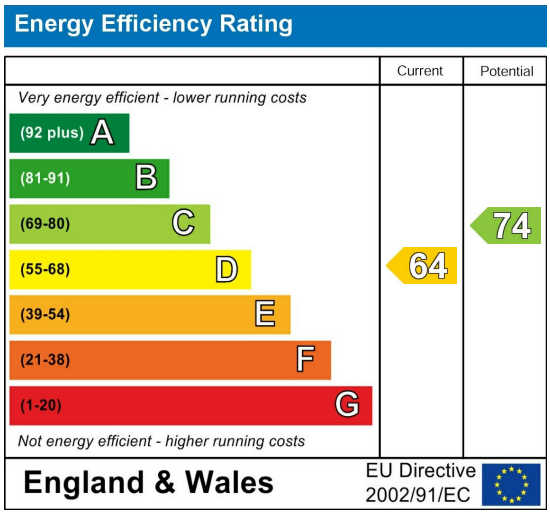
Floor Plan



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