Denny & Salmond

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Residential Sales & Letting Agents

1 Ashwin House Howsell Road

Malvern, WR14 1TF

Located within easy reach of the amenities of Malvern Link to include, pubs, shops, cafes, schools, transport links and doctos surgery. This ground floor maisonette comprises spacious accommodation to include Entrance Porch, Living Dining Room, Kitchen, Two Bedrooms and Bathroom. The property further benefits from gas central heating, double glazing throughout, integral garage, further parking space and a patio seating area to the rear. Offered for sale with no onward chain. EPC awaited.

£170,000

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Entrance Porch

A double glazed entrance door with glazed side panels leading to the Entrance Porch with window to side and further multi paned glazed door and side panel into:

Living DIning Room

18'10" x 11'11" (5.76 x 3.65)

A bright room with plenty of space for a dining table and soft furnishings. Double glazed window to the front aspect, wood effect flooring, two centre lights, radiator and open bookcase creating a natural divide to the Inner Hallway.

Inner Hall

From the Inner Hallway doors lead to both Bedrooms, Bathroom and Kitchen.

Kitchen

11'8" x 7'1" (3.56 x 2.17)

The Kitchen is fitted with a range of champagne coloured high-gloss, handle-less base and eye level units incorporating pan drawers and further drawer stack. Integrated eye level electric oven, four ring electric hob with stainless steel extractor hood above. Square edged marble effect work surface with up stands, under mounted sink unit with monobloc mixer tap, plumbing for washing machine and integrated undercounter fridge. Double glazed window to the side aspect and part glazed obscured door to the side access. Radiator and door to the pantry cupboard, further door to large storage cupboard currently housing the Worcester Bosch Boiler.

Bathroom

The Bathroom is fitted with a white suite comprising panel bath with curved glass screen and mains shower over, vanity wash hand basin with cupboards below and low flush WC. Ceramic tiling to floor and part tiled walls, 'ladder' style radiator, extractor fan and obscured double glazed window to rear.

Bedroom One

10'9" x 12'9" (3.28 x 3.89)

The bedroom is fitted with two, double, full height wardrobes with hanging rail and shelving. Radiator and double glazed window to the rear aspect.

Bedroom Two

10'0" x 9'8" (3.07 x 2.95)

Double glazed window to the rear aspect and radiator.

Outside

To the rear of the property is a seating area which is accessed from the side of the building with timber fencing.

To the front of the property is allocated parking for one vehicle.

Garage

8'5" x 16'3" (2.58 x 4.96)

Single Garage with up and over door, power, lighting and wall mounted consumer unit.

Council Tax Band

We understand that this property is council tax band B
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.

Disclosure

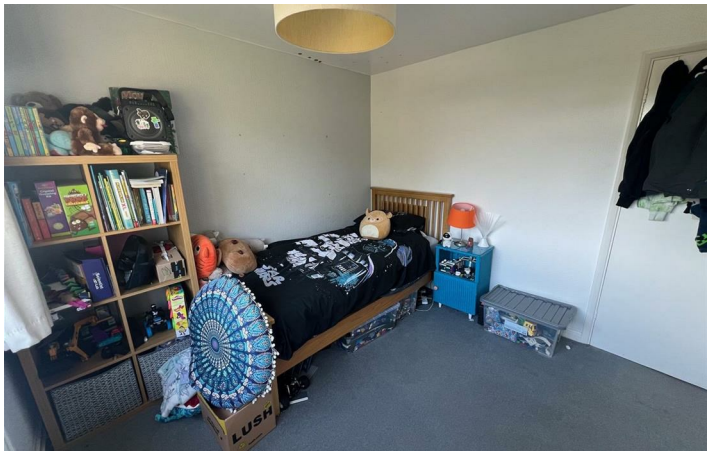
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Leasehold

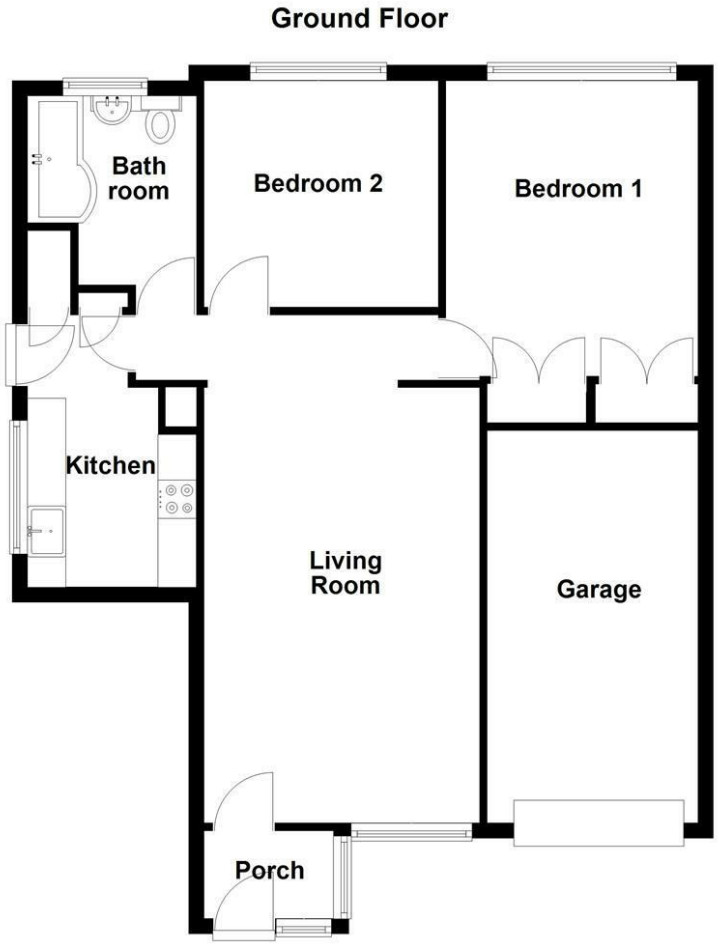
Our client advises us that the property is Leasehold on a 191 year Lease commencing on 07/06/2018. We understand that when the lease is under 100 years a ground rent of £50 will be payable. The maintenance is done on an ADHOC basis. This property is self managed. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

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



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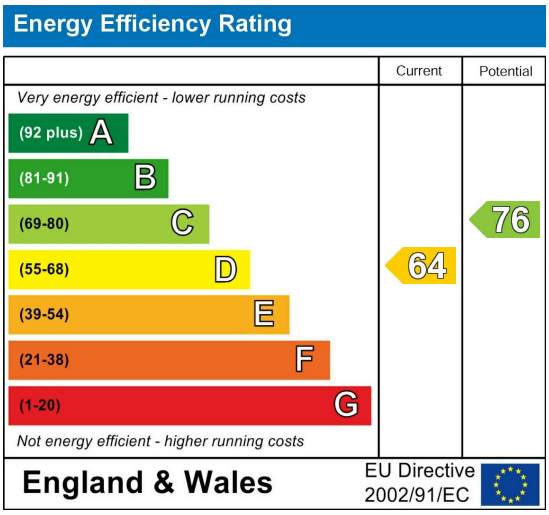

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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