Denny & Salmond

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Residential Sales & Letting Agents

# Apartment 16, Scotland House 2 Cowleigh Road

## Malvern, WR14 1QD

This spacious two bedroom, top floor apartment is conveniently situated in North Malvern, accessible for both local amenities and Malvern Link railway station. The accommodation comprises; Entrance Hall, Open Plan Living Room and Kitchen, Bathroom and Two Bedrooms, one with En-suite Shower Room. Offered for sale with no onward chain, the apartment further benefits from views towards the Malvern Hills, double glazing, electric heating and a larger than average garage. EPC Rating C

**Guide Price £230,000**

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### Communal Entrance

An intercom entry system provides access into the Communal Entrance Hall with staircase and lift rising to the Upper Floors. Apartment 16 is located on the top floor.

### Reception Hall

Entrance door opens into the spacious reception hall, with doors to all rooms and door to a large cupboard with hanging rail and shelving. Additional door to a large airing cupboard with hanging rail, slatted shelving and water cylinder. Loft hatch, intercom entry phone and electric radiator.

### Open Plan Living

### Living Dining Area

19'10" x 12'4" (6.06 x 3.76)

A bright and airy room with tall ceilings and four large double glazed windows to the front aspect, taking full advantage of the view to the Malvern hills. Two radiators, ample space for a dining table and centre and wall lighting.

### Kitchen Area

8'9" x 7'8" (2.67 x 2.34)

The kitchen is fitted with a range of base and eye level units with working surfaces, integrated fridge freezer, under counter washer dryer and slimline dishwasher. Integrated single electric self cleaning oven with four ring induction hob, stainless steel splash back and extractor fan above. One and a half bowl stainless steel sink unit with mixer tap. Double glazed window to the side aspect providing views of the Malvern Hills. Spotlights and wood effect flooring.

### Bedroom One

12'7" x 10'2" (3.86 x 3.10)

A well proportioned room room with double glazed windows to the front aspect,providing views of the Malvern Hills. Fitted wardrobes with hanging rail and shelving, wall mounted electric radiator and door to:

### En-suite Shower Room

Fitted with a low flush WC, pedestal wash hand basin with mixer tap and shower cubicle with mains shower and glazed screen. Wood effect flooring, spot lights, 'ladder' style radiator and extractor fan. Wall mounted cabinet, shaver point and light and tiling to walls.

### Bedroom Two

14'2" x 8'0" (4.33 x 2.45)

Double glazed window to the front aspect with views of the Malvern Hills. Wall mounted electric radiator and access to insulated loft space via hatch.

### Bathroom

The Bathroom is fitted with a white suite comprising panelled bath with mains shower over, low flush WC and pedestal wash hand basin with mixer tap. 'Ladder' style radiator, wall mounted light with shaver socket, spotlights and extractor fan. Wood effect flooring and partially tiled walls.

### Outside

Scotland house has pleasant communal gardens to the rear and allocated parking. Visitors parking is also available. Apartment 16 also has access to a large communal store to the rear of the property. This store offers ample space along with power, lighting and a sink unit.

### Large Garage

28'4" x 10'8" (8.64 x 3.27)

Apartment 16 has the benefit of a larger than average garage, with an up and over door, power and lighting.

### Council Tax Band

We understand that this property is council tax band C.
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

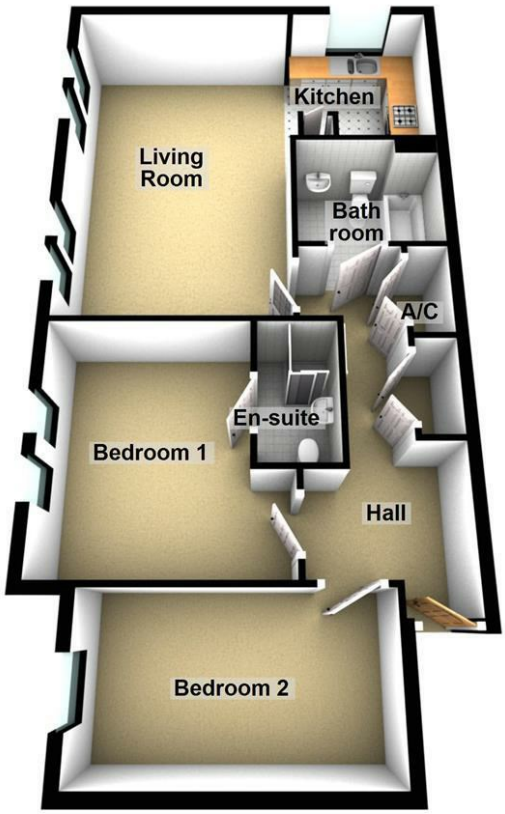
Our client advises us that the property is Leasehold on a 125 year Lease commencing on 29th September 2006. we understand that there is an annual ground rent of £250 PA until 2030, then rising to £500 PA for 25 years with a service charge of £1,630.32. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

### Money Laundering Regulations

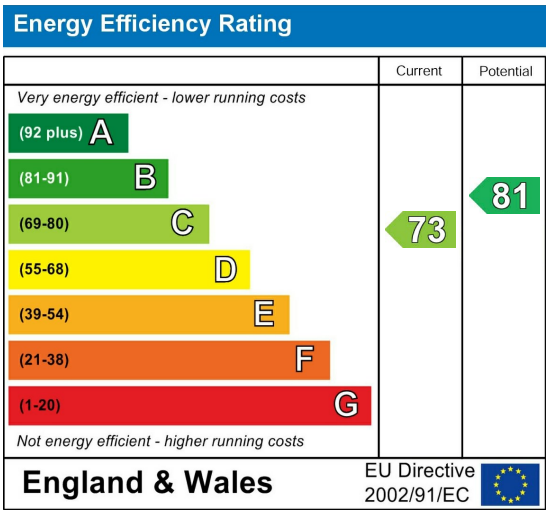
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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

# Floor Plan

Top Floor




16 Scotland House, 2 Cowleigh Rd, Malvern




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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