



3 Buttercup Walk, Malvern, WR14 1NR

25% Shared Ownership £55,000

Situated in a popular residential area, within easy reach of local amenities, this end terrace property offers an excellent opportunity to purchase a 25% Shared Ownership home, making it an attractive option for first-time buyers. The property comprises a wide reception hall with cloakroom, dining kitchen and living room whilst to the first floor there are two double bedrooms and bathroom. The property also benefits from a tandem driveway and enclosed rear garden.

Entrance Hall

Part glazed door opens into the spacious Entrance Hall with doors to the Kitchen, Living Room and Cloakroom. The staircase rises to the first floor with generous understairs storage space. Wood effect flooring, radiator and wall mounted consumer unit.

Kitchen Dining 16'2" x 7'6" (4.95 x 2.31)

The Kitchen is fitted with a range of base and eye level units with work surface, sink unit with spray head mixer tap and a tiled splashbacks. Electric oven with gas hob and extractor hood above, space and plumbing for washing machine and space for fridge freezer. Double glazed window to the front, two radiators and wood effect flooring and before.

Cloakroom

Fitted with a low level WC and wash hand basin with tiled splash back. Double glazed obscured window to side aspect, radiator and wood effect flooring,

Living Room 14'11" x 9'4" (4.55 x 2.86)

A generous Living Room with a double glazed window to rear aspect and a part glazed door opening to the rear garden. Wood effect flooring, radiator and TV point.

First Floor Landing

Stairs rise to the First Floor with doors to all rooms, hatch to loft space and door to large airing cupboard housing the hot water cylinder and control panel for the solar panels.

Bedroom One 13'1" x 8'3" to wardrobe (4.00 x 2.53 to wardrobe)

A spacious room with a double glazed window to rear aspect, radiator.

Bedroom Two 11'5" x 9'9" (3.49 x 2.99)

Two double glazed windows to the front aspect and two radiators. Door to over stairs storage cupboard housing the recently installed Worcester Bosch central heating boiler.

Bathroom

The Bathroom comprises a white suite with panelled bath with tiled surround and shower over. Low level WC, pedestal wash hand basin with tiled splashback and wall mounted mirror. Wood effect flooring, radiator, extractor fan and wall mounted light with shaver socket.

Outside

The foregarden is primarily laid to lawn with paved pathway leading to the entrance door.

gated side access leads to the rear garden which is enclosed by timber fencing, is primarily lawned with a patio seating area. Within the garden is a timber summer house with double glazed windows, electric and lighting.

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.

Shared Ownership & Additional Information

Denny and Salmond are offering for sale 3 Buttercup Walk on a 25% shared ownership basis. You are able to staircase to 100% of the property, at which point the freehold is transferred to you. There are criteria to qualify for acceptance of your offer from Platform Housing Group. Details of which are available on request.

Our client advises us that the property is Leasehold on a 125 year Lease commencing in 2011. There is a monthly rental payment due to Platform Housing Group for the amount of £473.09 and an additional monthly service charge payment of £49.59 which includes the building insurance, management fee, audit fee and ground maintenance.

Local Connection

For the first two weeks of marketing Platform Housing extend a preference to applicants with a 'Local Connection' to the parish, and then if necessary for the next two weeks preference will be extended to applicants with a Local Connection to the adjoining Parishes, followed by the relevant District area. After 8 weeks the property may be allocated to an applicant registered on Home Choice Plus, who has a need for affordable housing in the UK. Full details of this criteria is available from the office of Denny & Salmond and can be supplied to any interested party.

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.

Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this 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



GROUND FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

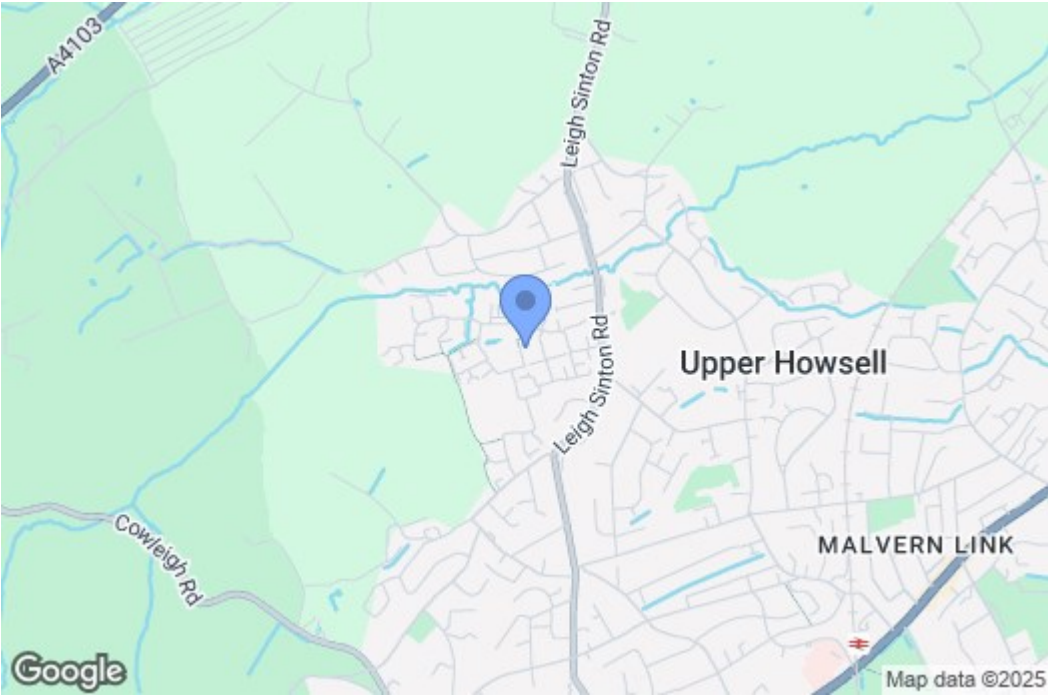
1ST FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 761 SQ.FT. (70.7 SQ.M.)

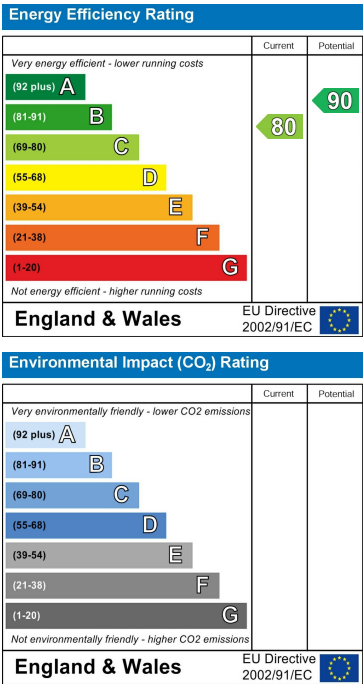
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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