



## Apartment 4, The Poplars Peachfield Road Malvern, WR14 4AP

Situated in a prime location, this flat offers the best of both worlds - a peaceful residential setting, whether you're looking for a starter home, a downsizing opportunity, or an investment property, this flat is sure to tick all the boxes. The immaculately presented first floor flat, located off Peachfield Road, with the common opposite, views up to the Hills and from the front and to the rear over the Severn Valley. The accommodation briefly comprises of a spacious hallway, generous open plan kitchen/dining/living room, two double bedrooms, the master having an en-suite along with the main bathroom. The apartment further benefits from zoned underfloor heating, one allocated parking and communal gardens. The property is offered in a No Chain sale situation and early viewing is highly recommended.

**Guide Price £210,000**

# Apartment 4, The Poplars Peachfield Road

Malvern, WR14 4AP



## Communal Entrance Hall

A security door with private pin code entry system, leads to the communal Entrance Hall. Stairs rise to the first floor where Apartment 4 is located.

## Entrance Hall

With doors leading to the Kitchen/Dining/Living Area, Bedrooms and Bathroom.

## Kitchen/Dining/Living Room

22'8" x 14'2" (6.93m x 4.32m)

A light and airy room with two rear facing double glazed windows boasting amazing views over the Severn Valley.

The Kitchen is fully fitted with a range of eye and base level units, one and a half bowl stainless steel sink drainer unit with cupboard below. Benefitting from a range of integrated appliances to include a microwave, built in oven, four ring gas hob with extractor above. Integrated dishwasher, washing machine, fridge and freezer. Recessed spotlights and hardware flooring.

## Bedroom One

17'7" x 9'1" (5.38m x 2.79m)

Two double glazed windows to the front aspect, with views to the Malvern Hills. Built-in wardrobe with hanging rail and shelving, recessed spotlights and a door leading to the En-Suite Shower Room.

## En-suite Shower Room

Walk-in double shower enclosure with mains shower and fully tiled walls. Vanity wash hand basin, low flush WC and tiled flooring. Alcove with recessed wall mounted mirrored cabinet and recessed spotlights.

## Bedroom Two

14'7" x 8'11" (4.45m x 2.74m)

Double glazed window to the front aspect with views to the Malvern Hills. This bedroom also has a fitted double wardrobe.

## Outside

To the front of the property there is a tarmac driveway offering allocated off road parking and side access to the rear, where the fully enclosed communal garden with inset mature shrubs and trees is located.

## Leasehold

Our client advises us that the property is Leasehold on a 125 year Lease commencing on 6th November 2015. We understand that there is a Service Charge of £1100 payable twice yearly to Taylor Clarke and an annual Ground rent of £278.25

Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

## Council Tax Band

We understand that this property is council tax band C.

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.

## 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

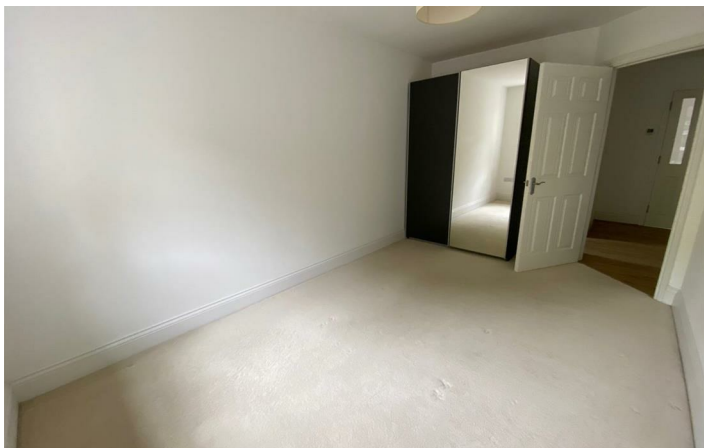
## Directions

Proceed out of Malvern town on A449 towards Ledbury. Just prior to the Railway Inn on the right, turn left into Peachfield Road. The Poplars will be located a short distance down on the right hand side, opposite the common.

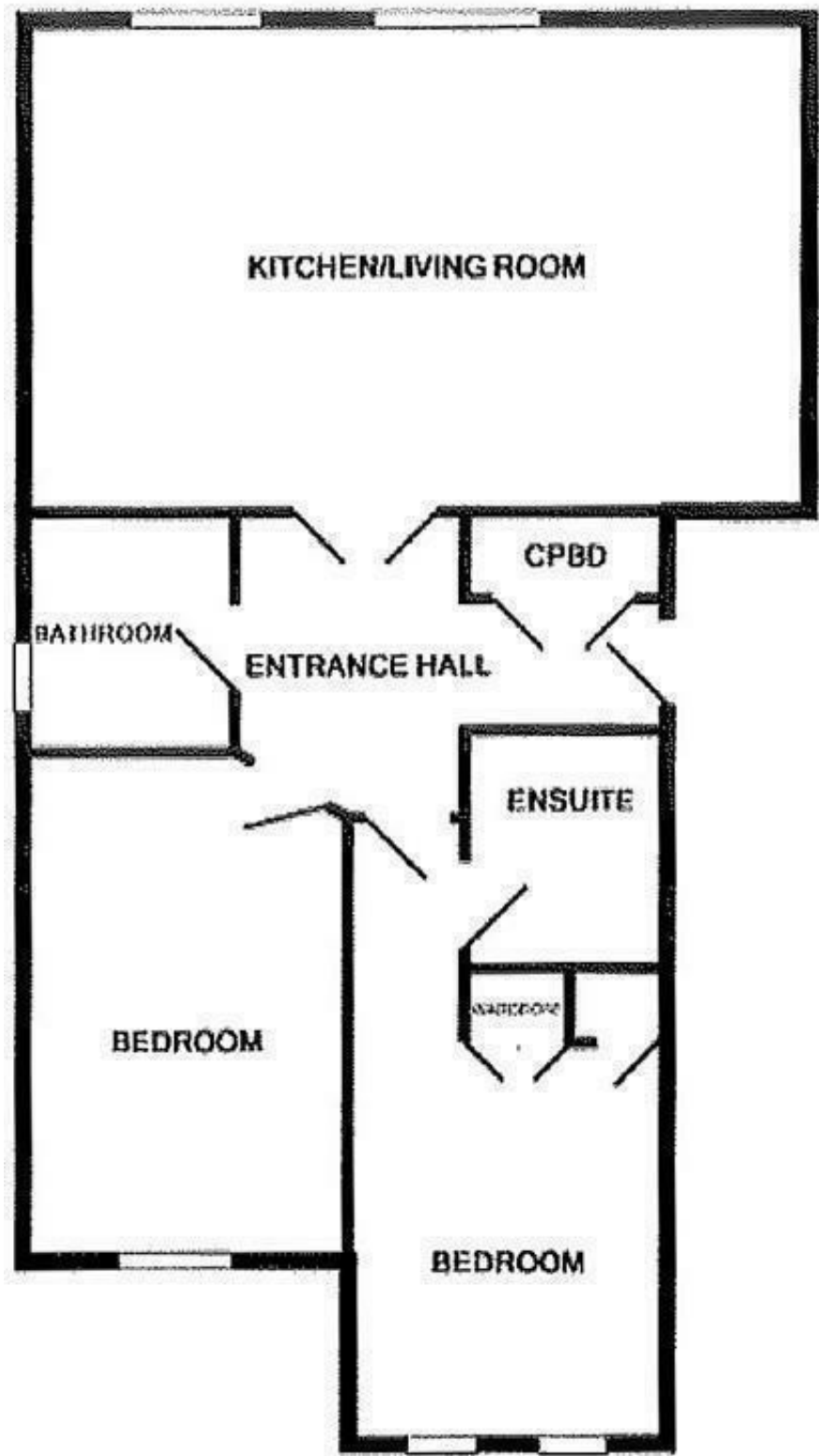
## Virtual Viewing

A virtual tour is available on this property copy this URL into your browser bar on the internet - <https://youtu.be/vSvoZR8s8zk?si=hYi9tiONiu3asNls>





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

