



## 2 Twinberrow Court, Upper Howsell Road Malvern, WR14 1TW

**\*\*NEWLY EXTENDED LEASE\*\*** A development of six apartments, located within easy reach of amenities and Malvern Link Train Station which would make an ideal first time or buy to let. This two bedroom ground floor apartment comprises entrance hall, living room, kitchen, two double bedrooms and bathroom. Gas central heating and double glazing throughout, off road parking and a small communal garden. Viewing is via the Agent.

EPC Rating C

**£165,000**

# 2 Twinberrow Court, Upper Howsell Road

Malvern, WR14 1TW



## Entrance Hall

Part glazed door opens in to the Entrance Hall. With doors off to all rooms, wood effect flooring and radiator. Door to storage cupboard with shelving for storage.

## Living Room

14'3" x 11'1" (4.35m x 3.4m)

A generous size room with double glazed window to the rear aspect and a double glazed box window to the side aspect. Radiator and wood effect flooring.

## Kitchen

9'8" x 7'0" (2.95m x 2.15m)

A recently refitted kitchen with ample eye and base level storage units and a full range of integrated appliances to include an electric oven, four point electric hob and extractor canopy hood over. Integrated fridge and freezer, wine chiller and plumbing for an automatic washing machine.

Coordinated eye level cupboard housing the central heating boiler, single drainer composite sink unit with copper effect Swan neck mixer taps, laminate flooring double glazed window to side aspect and splashback tiling to the walls.

## Bedroom One

10'2" x 9'4" (3.10m x 2.85m)

Fitted with a full range of mirror fronted floor to ceiling wardrobes with ample hanging rails. Double glazed window to the rear aspect. Radiator.

## Bedroom Two

11'1" x 10'9" (3.4m x 3.3m)

Double glazed window to the side aspect, wood effect flooring and radiator.

## Bathroom

Fitted with a white suite comprising panelled bath with electric Myra shower over and concertina glazed shower screen with fully tiled walls around. Pedestal wash hand basin with tiled splashback and low flush WC. Obscured double glazed window to the side aspect, extractor to ceiling, radiator and tiled flooring.

## Outside

Off road parking for one vehicle and a small communal garden.

## Leasehold

Our client advises us that the lease has recently been extended to 125 years.

Our client further advises that there are currently no monthly service charge, as this is paid on an ad hoc basis when required. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

## Agents Note For Rental Pricing

We would recommend a rental figure of between £850 - £900 pcm.

## Council Tax Band

We understand that this property is council tax band B. 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.

## 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

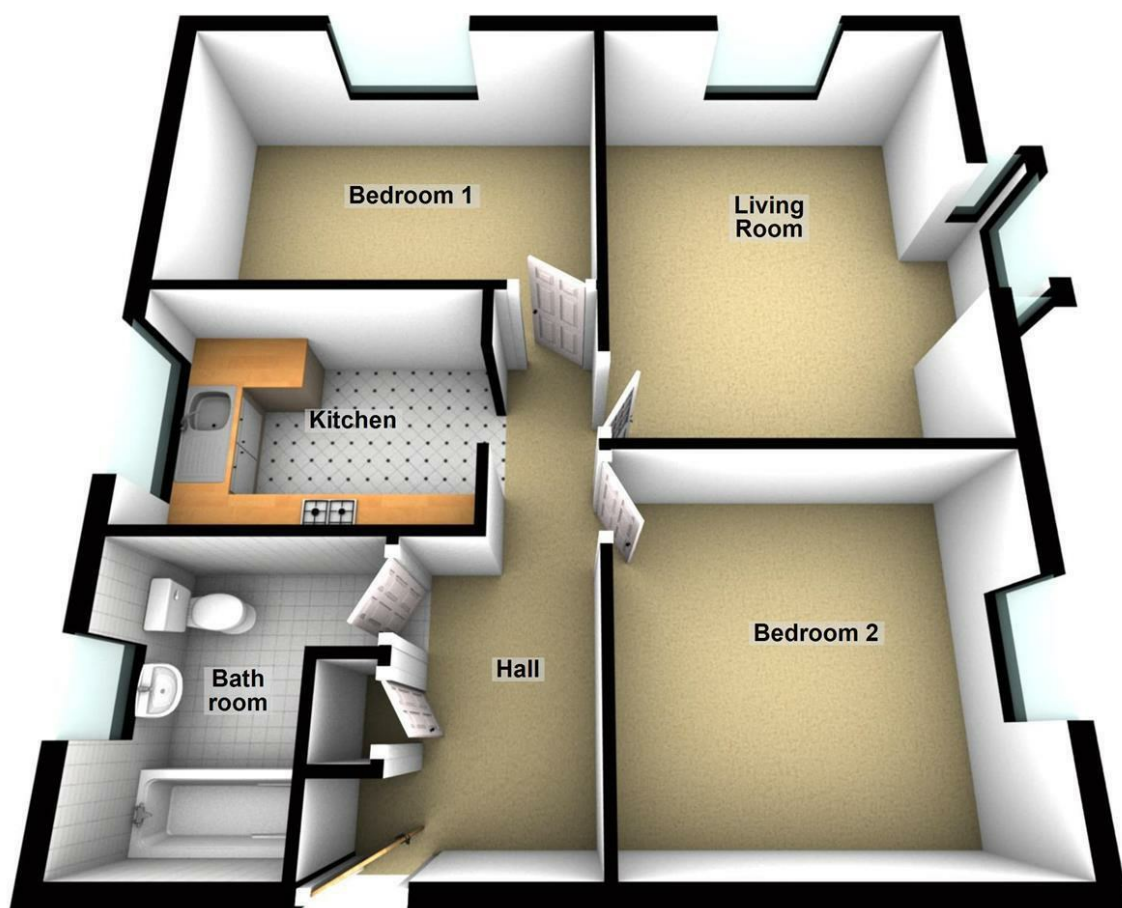
## Disclosure

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.





## Ground Floor



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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	76

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC