



18 Pyndar Court , Malvern, WR13 5AX

£250,000

18 Pyndar Court is a well presented, two bedroomed house in this retirement development built in 1984. In brief, the accommodation consists of: hallway, living room, dining room, kitchen and updated shower room/guest WC on the ground floor. To the first floor are two bedrooms, two good storage cupboards and the bathroom. As part of the benefits, there are visiting management staff, gardening and grounds maintenance, allotment usage, subject to availability and a community alarm service. The Pyndar Court complex is located near to the Malvern Shopping Park, there is a bus stop very close by and a range of shops at the retail park. There is private parking for residents plus a residents association, cats and dogs are accepted subject to permission. NO CHAIN SALE SITUATION.



18 Pyndar Court, Newland, Malvern, WR13 5AX

ENTRANCE

Approached via storm porch with light and front door opening into:

HALLWAY

Radiator, power points, Tunstall alarm pull, understairs cupboard, coat hooks, door to:

SHOWER ROOM/GUEST WC

Tiled shower cubicle, close coupled WC, wall mounted hand basin, radiator, alarm pull, extraction unit, shaver socket and light, and mirror.

LIVING ROOM 15'0" (into bay) x 10'4" (4.59m (into bay) x 3.16m)

Front facing double glazed bay window, feature fireplace with inset coal effect electric fire, alarm pull, power points, television point, double small paned doors to:

DINING ROOM 7'11" x 7'10" (2.43m x 2.4m)

Rear facing double glazed window, radiator, power points, alarm pull, serving hatch through to:

KITCHEN 10'1" x 10'7" (3.09m x 3.25m)

Rear facing double glazed window, back stable door leading to garden maintained and enjoyed by number 18. There is a matching range of wall and base units, bowl and a half stainless steel sink unit, gas cooker, power points, radiator, Bosch washing machine, upright Indesit fridge freezer.

Stairs to first floor, Stannah stair lift which could be removed if required.

LANDING

Front facing double glazed window, built-in cupboard with shelving, alarm pull, power points, telephone point, access to loft space with drop down ladder and being part boarded, built-in airing cupboard with Worcester boiler, radiator, light and shelving.

BEDROOM ONE 10'11" x 10'5" (3.35m x 3.18m)

Twin front facing double glazed windows with views up to the Malvern Hills, radiator, built-in wardrobe, power points and alarm pull.

BEDROOM TWO 9'10" x 10'4" (3.02 x 3.15)

Twin rear facing double glazed windows, radiator, power points, alarm pull.

BATHROOM 7'10" x 5'5" (2.41m x 1.66m)

Obscure double glazed window, soft primrose suite comprising: panelled bath, close coupled WC, pedestal hand basin, mirror with shower point and light over, medicine chest.



EXTERNAL

There are delightful communal grounds within the development, including a seating area just above the allotments where residents can join together and share al fresco dining/refreshments. At the rear of 18 is a pretty garden area with small brick shed.

The allocated Pyndar Court residents only parking area is located adjacent to the complex. There are 6 drop off points adjoining Pyndar Court itself.

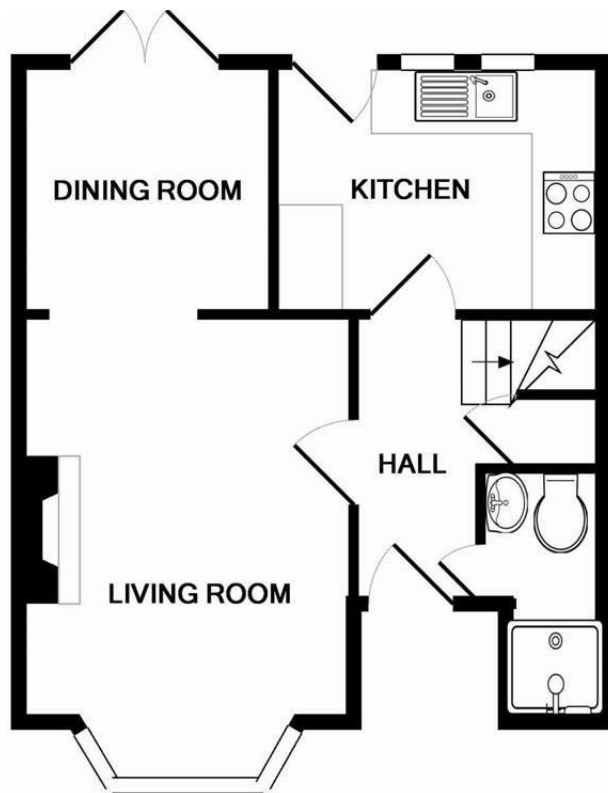
ADDITIONAL INFORMATION

The maintenance of communal grounds and gardens and the buildings externally is overseen by "First Port". A service charge is levied to cover these services which are reviewed on an annual basis. Currently for the year starting April 2025 the service charge is £2901.42pa (£55.80 a week). It should be noted that this charge also includes building insurance, maintenance of security systems and for the provision of a part time manager, upkeep of gardens, external window cleaning, roof maintenance, gutter cleaning, drain maintenance.

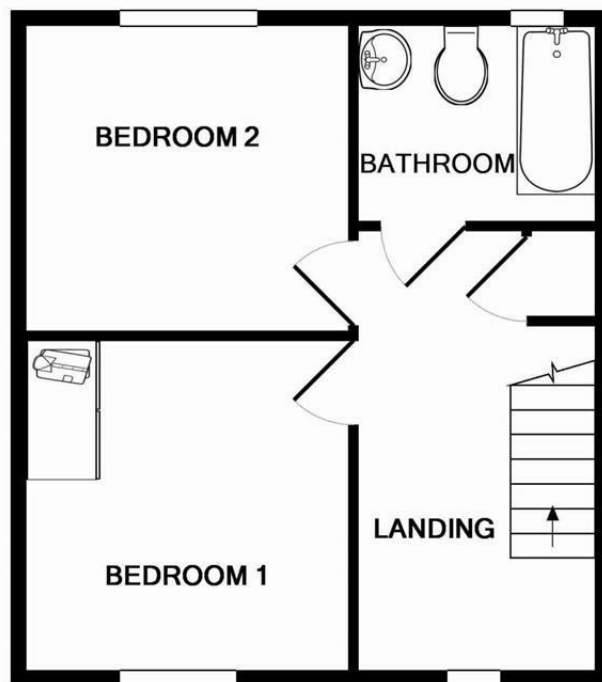
DIRECTIONS

From the office proceed along Worcester Road and towards Malvern Link. Go through the shopping centre and to the traffic island by Countrywide Stores. Go straight across and turn first right onto Madresfield Road. For viewings parking is available on the right hand side of Madresfield Road and the entrance to Pyndar Court is the second driveway. There are spaces next to the complex for emergency vehicles and dropping off only.





GROUND FLOOR
APPROX. FLOOR
AREA 366 SQ.FT.
(34.0 SQ.M.)



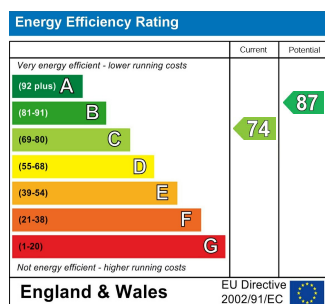
1ST FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.6 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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EPC

Material Information Report



TENURE: We understand the property to be Freehold with the grounds being Leasehold and each residence owning a 1/26th share of the ownership. This point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Carpets, curtains and light fittings will remain at the property and other items may be available by separate negotiation.

SERVICES: Mains gas, mains electricity, metered water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

ENERGY PERFORMANCE RATINGS: Current: C74 Potential: B87

SCHOOLS INFORMATION:
Local Education Authority: Worcestershire LA: 01905 822700

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