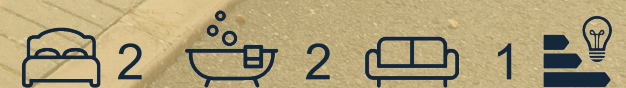




62 Three Counties Park, Malvern, WR13 6JW
Price £190,000



****PRICE REDUCED FOR QUICK SALE****

PLJ Worcestershire is delighted to present this modern and beautifully maintained Park Home, exclusively for the over 50s, located at Three Counties Park in the heart of the Worcestershire countryside.

Ideally positioned, the home offers convenient access to mainline railway stations in both Malvern and Ledbury, with the M50 motorway easily reached via Junctions 1 or 2.

This spacious and fully furnished home features two double bedrooms, a third bedroom that can also serve as an office, a stylish fitted kitchen with integrated appliances flowing into the dining area, a separate utility space, a family bathroom with a roll-top bath, and a master bedroom with ensuite shower room.

The exterior is designed for low maintenance living, offering two patio areas, off-road parking for two vehicles, and a storage shed. Additional benefits include UPVC double glazing and LPG gas central heating throughout.

EPC: Exempt. Council Tax Band A Tenure: Leasehold

ENTRANCE

UPVC obscure double glazed front door into:

HALLWAY

Wood effect flooring. Radiator and light. Doors to lounge, kitchen and utility room.

KITCHEN/DINER

21'8" x 11'10" (6.6 x 3.6)

UPVC double glazed French doors and UPVC double glazed window. Fitted kitchen with a range of wall and base units. Integrated 'Cookmaster' double oven with 7 ring hob and extractor fan. Stainless steel sink and drainer with swan neck mixer tap. Wood effect worktop. Integrated 'Beko' dishwasher and 'Beko' fridge freezer. Two ceiling light points. Radiator and carpet/wood effect flooring.

LOUNGE

16'5" x 15'1" (5 x 4.6)

Three UPVC double glazed windows. Electric fire with marble hearth and wooden mantle over. Two ceiling light points and two radiators. Carpet throughout.

UTILITY

7'10" x 4'11" (2.4 x 1.5)

UPVC double glazed window to front aspect. Range of cupboards with wood effect work top over. Integrated 'Beko' washer and 'Montpelier' dryer. Ariston combi boiler (serviced in September 2023). Wood effect flooring.

BEDROOM 1

12'10" x 10'6" (3.9 x 3.2)

UPVC double glazed window. Built-in bench seat with storage. Dressing area with two built-in wardrobes. Radiator and ceiling light point. Carpeted with door to:

ENSUITE SHOWER

Walk-in shower cubicle with mains shower and chrome shower head, ceramic sink with storage under and low level WC. Radiator and heated towel rail. Light and extractor fan. Tiled flooring.

BEDROOM 2

10'6" x 9'10" (3.2 x 3)

UPVC double glazed window. Built-in dresser, wardrobe and two bedside drawers. Carpet and ceiling light point.

BEDROOM 3/OFFICE

7'7" x 5'11" (2.3 x 1.8)

UPVC double glazed window. Built-in corner desk and drawers and wall mounted shelving. Carpet and ceiling light point.





BATHROOM

Obscure double glazed UPVC window. Roll top bath with chrome taps, sink with storage and low level WC. Built-in storage cupboard. Extractor fan and four ceiling spotlights. Radiator. Tiled flooring.

OUTSIDE

Patio areas to side and rear with mixture of gravel and paving. Parking for two vehicles. LPG tank and shed housing fridge freezer.

TENURE

We understand (subject to legal verification) that the property is leasehold. Current service charge is £222.59 per month. Annual buildings insurance approx £342.94 incl contents. Park homes buyers are responsible for a legal fee to the park homeowner of 10 % of the selling price but do not incur stamp duty costs even if the park home is a second property purchase.

SERVICES

Mains electricity, LPG Gas, water and drainage via septic tank were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are free from defects or in working order. Council Tax Band: A

FLOORPLAN

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

VIEWINGS

Strictly by appointment with the Agents. Viewings available from 9.00 to 5.00 Monday to Friday and 9.00 to 3:30 on Saturdays.

REDRESS

PL&J are members of The Property Ombudsman scheme.

INNER HALLWAY

Hallway leading to bedrooms with heating thermostat, light and smoke alarm.

COUNCIL TAX MHDC

We understand the council tax band presently to be : A

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Broadband

We understand currently Full Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Verifying ID

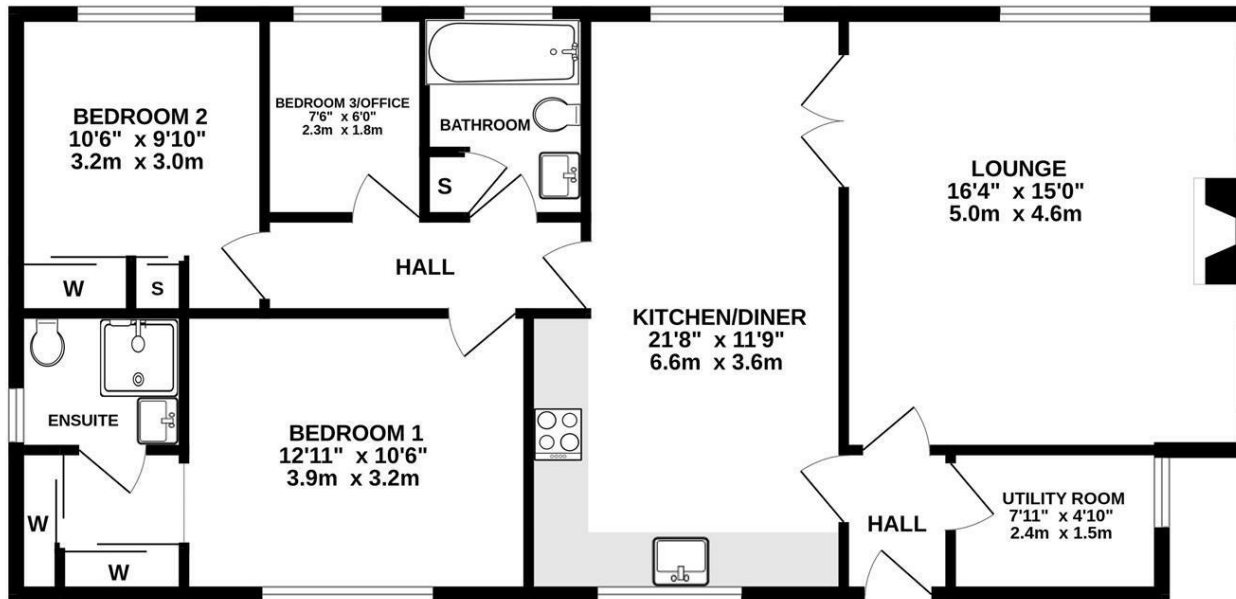
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

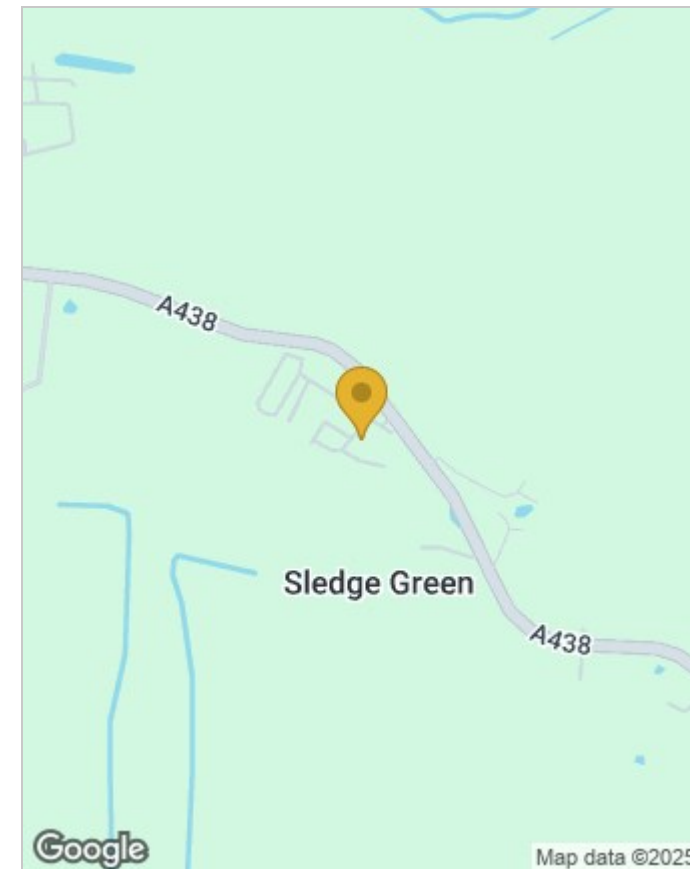
Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2023



Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

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.

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<https://www.pljworcester.co.uk/>