

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**SUPERBLY POSITIONED MID-TERRACED BUNGALOW SITUATED WITHIN THIS DESIRABLE RETIREMENT COMPLEX FOR THE OVER 60'S WITH THE ACCOMMODATION ALL BEING ON A SINGLE STOREY AND BENEFITTING FROM DOUBLE GLAZING AND CENTRAL HEATING. EPC RATING "D" NO CHAIN**

## 16 Pyndar Court - Guide Price £250,000

Newland, Malvern, WR13 5AX

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# 16 Pyndar Court

## Location & Description

The property enjoys a convenient position just one and a half miles north of Great Malvern and within half a mile of the well served centre of Malvern Link.

It is also within five minutes walk of Morrison's supermarket and the retail park with outlets of Boots, Marks & Spencer, Next and many other well known brands. Great Malvern itself offers a wider choice of facilities as well as the renowned theatre complex and the Splash leisure pool and gymnasium.

Transport communications are well catered for. There is a mainline railway station at Malvern Link and Junction 7 of the M5 motorway at Worcester is about six miles distant. There is a regular bus service running within a few yards of the entrance to Pyndar Court to both Malvern and Worcester.

As well as the convenience of the location being close to amenities, Pyndar Court enjoys a lovely rural environment with open countryside and beautifully manicured gardens and grounds surrounding it. A particular feature is Newland Common and a church which are literally two minutes walk away.

Pyndar Court is an exclusive award winning retirement scheme conceived just over thirty years ago. Consisting of twenty six mews properties it was designed and built to a demanding standard and is probably the best example of its type in the Malvern area. Pyndar Court set around a courtyard theme but through carefully thought out and clever landscaping provides an elegant environment and a sense of community. This ensures that all the residents enjoy a feeling of independence yet at the same time high levels of security. Each property is fitted with an audio alarm system in case of emergencies and there is a visiting property manager who can be called upon to ensure that any maintenance, repairs or security issues are handled on a regular basis.

## Property Description

16 Pyndar Court is one of only a few terraced bungalows situated within this highly desirable and much sought after complex for the over 60's. The property itself is positioned in the second quadrant, a beautiful setting of lawned grounds, planted beds and pedestrian paths which are a feature throughout the complex.

Of importance to this property is the fact that the living accommodation is all set over a ground floor storey allowing for ease of access and all benefitting from double glazing and gas central heating as well as the use of the lovely communal grounds.

The property is accessed via a wooden front door with obscure glazed multi-panels opening to the living accommodation and to the side of the front door is a useful storage cupboard/bin store.





The living accommodation, which benefits from gas central heating, double glazing, an emergency alarm pullcord system comprises in more detail of:

#### Entrance Hall

Two ceiling light points, radiator, wall mounted thermostat control point. Loft access point with pull down ladder and doors opening through to

#### Sitting Room 3.20m (10ft 4in) x 4.59m (14ft 10in)

A lovely room flooded with natural light through the three double glazed windows to front aspect. Two ceiling light points, coving to ceiling, emergency alarm pullcord. Radiator. Electric fire set into a feature fire surround back and hearth.



#### Kitchen 2.32m (7ft 6in) x 3.23m (10ft 5in)

Fitted with a modern range of Shaker style drawer and cupboard base units with worktop over and matching wall units incorporating display cabinet. Set into the worktop is a ceramic sink with mixer tap and drainer. There is a range of integrated appliances including a four ring stainless steel gas Smeg **HOB** with extractor over and eye level **DOUBLE OVEN**, slimline **DISHWASHER**, **WASHING MACHINE**. Matching worktop splashbacks. Wall mounted Worcester boiler set into a matching cupboard. Inset ceiling spotlights, double glazed double doors open to the rear communal garden. Radiator, inset ceiling spotlights.

#### Bedroom 1 3.41m (11ft) x 3.20m (10ft 4in)

Three double glazed windows overlook the outside communal garden. Ceiling light point, coving to ceiling, emergency alarm pullcord, radiator and fitted wardrobes incorporating hanging and shelf space.

#### Bedroom 2 2.56m (8ft 3in) x 2.04m (6ft 7in)

Two double glazed window to front, ceiling light point.

#### Wet Room

Fitted with a white low level WC and wall mounted wash hand basin with LED mirrored cabinet over. An electric Mira shower with curtained perimeter to two sides. Wet room floor with splashbacks in complimentary tiling. Chrome wall mounted heated towel rail, ceiling light point, ceiling mounted extractor fan, emergency alarm pullcord.

#### Outside

Directly to the rear of the property is a paved patio area where the pleasures of this fantastic setting can be enjoyed. Leading out from this is a lawn area with planted bed beyond enclosed by a fenced and hedged perimeter and although part of the communal gardens makes a wonderful private addition to this bungalow. This area further benefits from a wooden shed and water tap.





## Directions

From the centre of Great Malvern proceed along the A449 north towards Worcester. Continue past the common on your right hand side and the fire and railway stations on your left into the commercial centre of Malvern Link. Carry on across two sets of traffic lights leaving the built up area. At the outskirts of town you will come to a roundabout. Continue straight on towards Worcester. After approximately 100 yards past the roundabout bear right, signposted to Madresfield. The entrance to Pyndar Court is the second driveway on the right hand side. Visitors are advised to leave their car on the road, on entering the grounds the property can be found in the second quad/courtyard.



## Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## SERVICE CHARGE

The maintenance of communal grounds and gardens and the buildings externally are overseen by "First Port". A service charge is levied to cover these services which are reviewed on an annual basis. We understand that currently this figure is £2,757 p.a. and is due to be reviewed March 2025. It should be noted that this charge also includes building insurance, maintenance of security systems and for the provision of a part time manager.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

## Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is D (68).



**Malvern Office**  
**01684 892809**

**13 Worcester Road, WR14 4QY**  
**malvern@johngoodwin.co.uk**

## MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

