



**21 Pyndar Court, Malvern, WR13 5AX**

**£220,000**

A lovely development for the over 60s, situated adjoining the Beauchamp Community and St Leonards church. Pyndar Court is located near to the Malvern Retail Park and there is a bus stop very close by. The refurbished single storey property offers accommodation which is ready to move into, comprising:- hall, refitted kitchen with built in appliances, lounge/diner with a pleasant aspect, two bedrooms, refitted shower room. Further benefits include upgraded central heating from a new boiler, new electrical consumer unit, new built in cooker, double glazing throughout and a private rear garden. Living at Pyndar Court includes membership of a Residents Committee, communal grounds maintenance, emergency alarm pulls in each room, allocated parking and residents drop off parking, communal external socialising areas, and allotment usage subject to availability.



# 21, Pyndar Court, Newland, Malvern, WR13 5AX

## ENTRANCE

Part glazed door open to:

## HALL

With careline call system, radiator, hatch to loft space, central heating thermostat. Doors to:

## KITCHEN

Front aspect double glazed window with pleasant aspect across the gardens, refitted kitchen with wall and floor cupboards and including single drainer sink unit, Bosch washing machine, built-in electric oven and hob, filter hood over, space for fridge freezer, tiled surround.

## LIVING ROOM

Front aspect double glazed window, view across the Beauchamp community, radiator, fireplace with electric fire.

## BEDROOM ONE

Rear aspect double glazed window, built-in triple wardrobes, radiator.

## BEDROOM TWO

Rear aspect double glazed window, built-in wardrobe, radiator.

## SHOWER ROOM

Re-fitted shower room with walk-in shower area with thermostatic shower, concealed cistern WC, wash basin with fitted cupboard under, fitted mirror with sensor light, heated towel rail. Door to airing cupboard with hot water cylinder and brand new Glow Worm gas central heating boiler, heating control panel.

## OUTSIDE

The property is approached via a paved path and a low step up to the property. Adjoining the front door is a built in, external storage cupboard. A gravel path under an arch at the side leads to the rear garden which has a paved area, small lawn and mature hedged borders.



## 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. For the year starting April 2026 the service charge is £3,041.46p.a. 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 communal gardens, external window cleaning, roof maintenance, gutter cleaning, drain maintenance. Cats and dogs are accepted subject to permission.

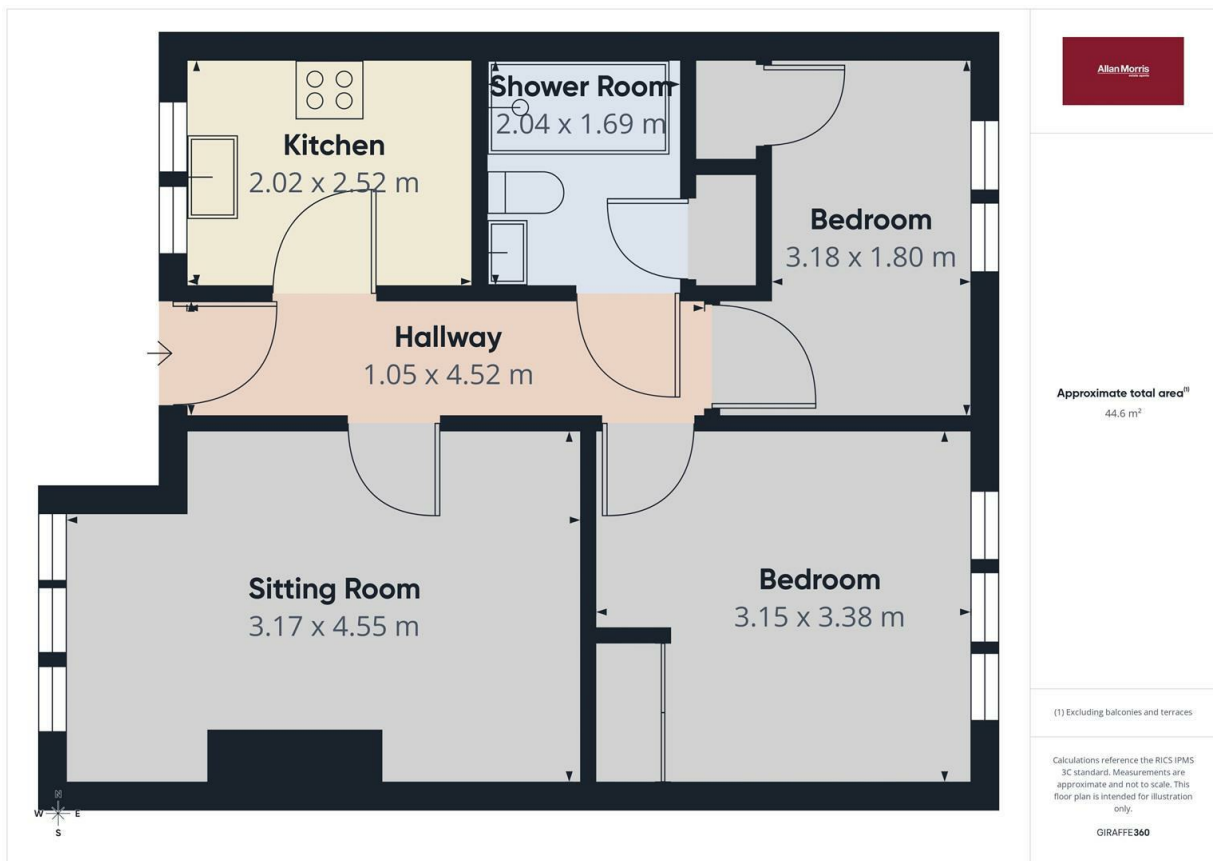
## DIRECTIONS

From the office proceed along Worcester Road and towards Malvern Link. Go through the shopping centre and to the traffic island. Go straight across and turn first right onto Madresfield Road. Park on the right hand side close to the gate into Pyndar Court. There are spaces next to the complex for emergency vehicles and dropping off only.

## what3words

///farmland.bluffing.shapes





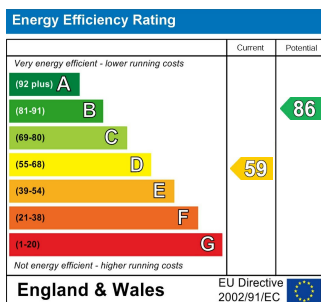
**TENURE:** We understand the property to be Freehold with the grounds being Leasehold and each residence owning a 1/26th share of the ownership. This point should be confirmed by your solicitor.

**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price, this includes carpets.

**SERVICES:** Mains gas, mains electricity, 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

**MAKING AN OFFER:** At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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