

## 10 Pyndar Court, Malvern, WR13 5AX

**£225,000**

Located on the outskirts of Malvern in a delightful courtyard development of 26 properties suitable for residents aged 60 and above. The well presented property comprises Entrance Hall, Living Room, Dining Room, fitted Kitchen and Shower Room whilst to the first floor are two Bedrooms and a Bathroom. Further benefits include double glazing, gas central heating, careline emergency alarm service, allocated parking and well maintained gardens and grounds. Offered for sale with no onward chain. EPC Rating D. Viewing is via the Agents.

## **Pyndar Court**

Pyndar Court enjoys a convenient position being close to the Retail Park, Malvern Link and Great Malvern offering a wide choice of independent shops and cafes as well as the renowned Theatre. The development in Newlands is part of the Malvern Hill's National Landscape, enjoying a tranquil rural environment with beautifully manicured gardens and grounds, designed for the over 60's. Pyndar Court is an exclusive retirement development, consisting of twenty six mews properties set around several courtyards providing a sense of community but also ensures that all residents enjoy a feeling of independence. Each property is fitted with an audio alarm system in case of emergencies.

## **Recessed Entrance Porch**

Recessed Entrance Porch with tiled flooring, outside light, meter cupboards and further lockable storage cupboard. A part glazed door leads into the Entrance Hall.

## **Entrance Hall**

With doors off to the Kitchen, Living Room and Shower Room. Wall mounted electric fuse board, stairs rise to the First Floor and door to a useful understairs storage cupboard.

## **Fitted Kitchen 10'5" x 7'10" (3.2m x 2.4m)**

The Kitchen is fitted with eye and base level units with working surfaces and tiled splashback. Newly installed eye level double electric oven and four point electric hob with extractor above. Stainless steel sink unit with one and a half bowls and mixer tap, space and plumbing for washing machine and space for a tall appliance. Two double glazed windows to the rear aspect and sliding glazed doors to the Dining Room.

## **Dining Room 7'10" x 7'10" (2.4m x 2.4m)**

From the Kitchen, sliding glazed doors open to the Dining Room. With double glazed French doors opening out to the rear aspect, radiator and opening to the Living Room.

## **Living Room 14'1" x 10'2" (4.3m x 3.1m)**

Double glazed window to the front aspect, radiator and coving to ceiling. Door to the Entrance Hall.

## **Shower Room**

The Shower Room is fitted with a coloured suite comprising, low flush WC, corner wash hand basin

with tiled splashback and shower cubicle with glazed sliding doors, tiled surround, fixed seating and handrail. Extractor to ceiling, eyelevel cupboard and radiator.

## **First Floor**

From the Entrance Hall, the stairs rise and return to the First Floor landing with a stair lift fitted for convenience. With doors off to both Bedrooms and Bathroom. Double glazed window to the front aspect and door to a cupboard housing the Worcester combination boiler and door to a further storage cupboard housing a hanging rail and shelving.

## **Bedroom One 9'10" x 9'2" (3m x 2.8m)**

Widening to 4.3m

The Bedroom is comprehensively fitted with a range of floor to ceiling wardrobes, creating a dressing area, with drawers. Double glazed window to the front aspect. Radiator.

## **Bedroom Two 10'5" x 7'10" (3.2m x 2.4m)**

Double glazed window to the rear aspect and radiator.

## **Bathroom**

The Bathroom is fitted with a coloured suite comprising panel bath with tiled surround, mixer tap with shower attachment. Low flush WC and a white vanity unit with wash hand basin inset and cupboards below. Partially tiled walls and obscured double glazed window to the rear aspect. Wall light, radiator and mirrored cabinet.

## **Council Tax Band**

We understand that this property is council tax band C.

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.

## **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.

### **Freehold**

Our client advises us that the property is Freehold, however we understand that there is an annual service charge of £2901.42. This is to cover the maintenance of the grounds, roofing, windows and lawns.

Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

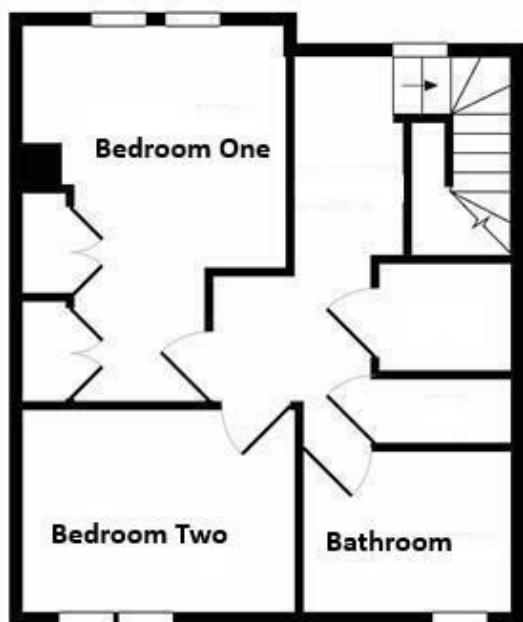
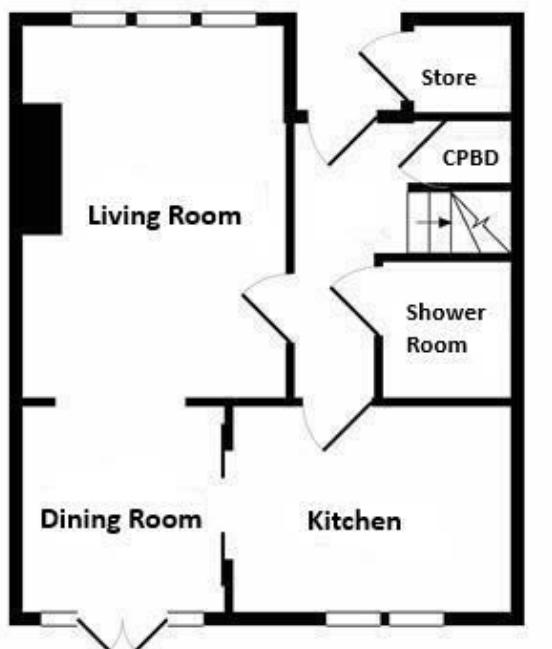
### **Money Laundering Regulations**

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and be 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

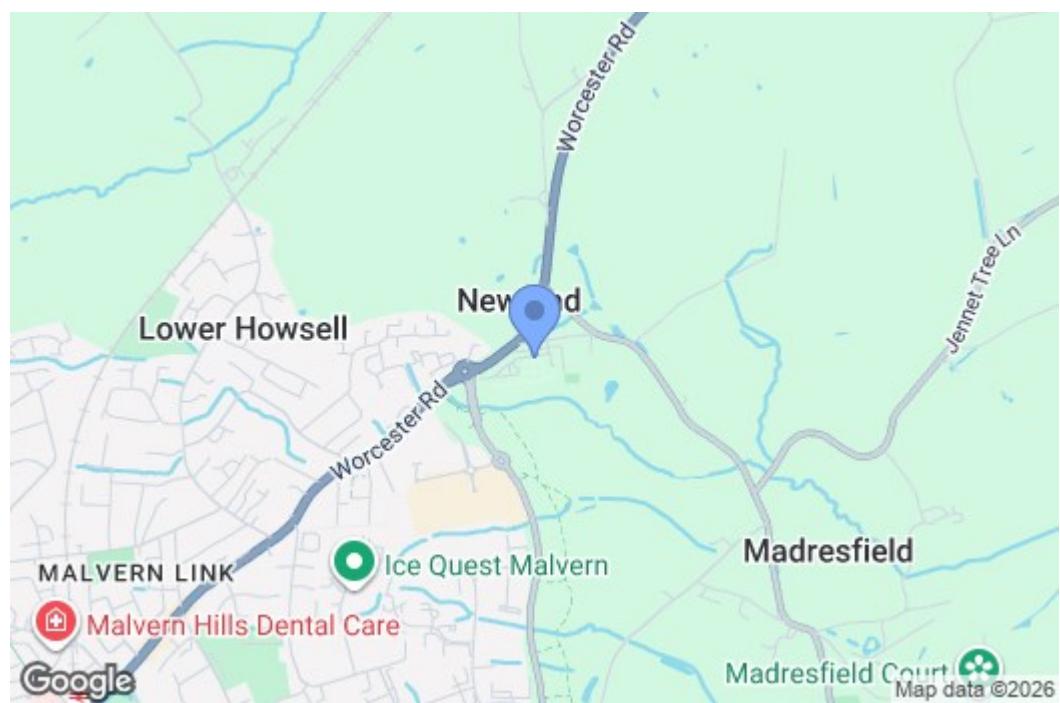
### **Outside**

An attractive feature of Pyndar Court and the Beauchamp Community are the extensive and well tended communal gardens which surround the development.

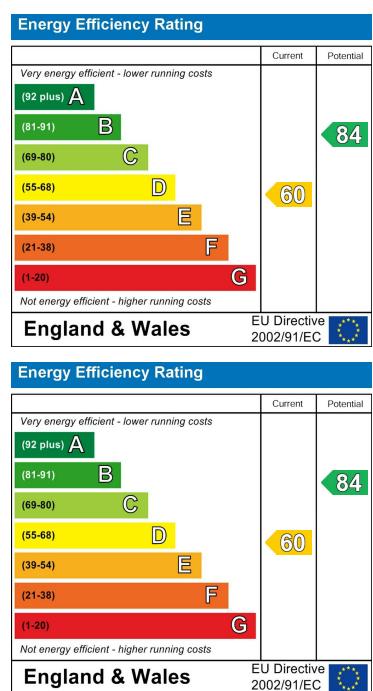
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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