



## 4 Pyndar Court Newlands, Malvern, WR13 5AX

£270,000

A beautifully presented and refurbished, two bedroomed, two bathroom house in this sought after retirement development situated on the edge of Malvern. The accommodation comprises; entrance porch with storage cupboard, hall, living room with focal fireplace, separate dining room with French door to a low maintenance garden space, refitted kitchen, refitted ground floor shower room. Main bedroom with lots of built in storage and views past St Leonard's Church to the Malvern Hills in the distance. The property further benefits from recently replaced double glazing, gas central heating. As part of the retirement benefits, there are visiting management staff, gardening and grounds maintenance and a community alarm service. No onward chain



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## LOCATION - PYNDAR COURT, NEWLAND

A 2-bedroom freehold retirement property built in 1984 and one of 26 cottages in the established Pyndar Court development on the outskirts of Malvern. This peaceful complex adjoins the Beauchamp Community and is built around attractive connecting courtyards. It is managed by First Port and benefits from a visiting manager, 24 hr emergency alarm system and residents' association. Pets are welcome by prior arrangement. Surrounded by fields and woodland, it is also less than 10mins level walk with pedestrian crossings and dropped kerbs, to the Malvern Link retail park with a good variety of major stores including Marks and Spencers. Proximity to the M5, the railway station and regular bus services into Malvern and Worcester a few yards from the main entrance, provide good transport links. St Leonard's Church adjoins the development.

## CANOPY PORCH

Carriage light to side, useful built-in bin/store cupboard, tiled floor, glass glazed door to:

## HALL

Ceiling light point, coving, radiator, stairs to the first floor with understairs storage cupboard, tiled floor, doors to:

## SITTING ROOM

Triple front aspect double glazed windows with fitted slatted blinds, two ceiling light points, coving, feature stone fire surround and hearth with inset living flame effect fire, radiator, wide doorway arch to:

## DINING ROOM

Double glazed double French doors with matching full height windows to either side, leading to rear garden with paved patio and a range of flower and shrub beds providing space for outside seating and dining, ceiling light point, coving, radiator, wide arch to:

## FITTED KITCHEN

Twin rear aspect double glazed windows, ceiling light point, re-fitted kitchen comprising of a matching range of floor and wall mounted high gloss cream units under a stone effect work surface. One and a half bowl ceramic sink unit with mixer tap over. integral Bosch gas hob, integral Bosch oven, integral slimline dishwasher, tall fridge/freezer, space and plumbing for washing machine, space for tumble dryer, tiled floor.

## GROUND FLOOR SHOWER ROOM

Ceiling light point, extractor, re-fitted three-piece white suite comprising: corner shower cubicle, contemporary modern wash hand basin with storage below, mixer tap and lit mirror over, hidden cistern, push flush WC, heated chrome towel rail, fully tiled walls and floor.

## LANDING

Front aspect double glazed window, two ceiling light points, coving, access to roof space, large walk-in storage cupboard with shelving, built-in laundry cupboard with wall mounted gas fired Worcester boiler and slatted shelving, doors to:



### **BEDROOM ONE**

Twin front aspect double glazed windows overlooking the communal gardens and views to the side of St Leonards Church and the Malvern Hills, ceiling light point, wide range of fitted bedroom furniture to include: full height sliding door wardrobes with hanging rails and shelving, two further wardrobes, fitted drawers and cupboards, radiator.

### **BEDROOM TWO**

Twin rear aspect, double glazed windows, ceiling light point, radiator.

### **MAIN BATHROOM**

Rear aspect obscure glass double glazed window, ceiling light point, white suite comprising: panel bath with tiled surround, wash hand basin with storage cabinets below and mirrored storage cabinet over, hidden cistern push flush WC, radiator, part tiled walls, tiled floor.

### **ACCESS AND GARDENS**

There are immaculately kept communal gardens surrounding the complex., including an area of communal seating. There is onsite parking for several vehicles for off loading and a dedicated car park for Pyndar Court residents in the grounds of the adjacent church. The property is accessed from the drive via a level path. To the rear of the property is a paved garden area with flower and shrub borders giving space for a table and chairs.

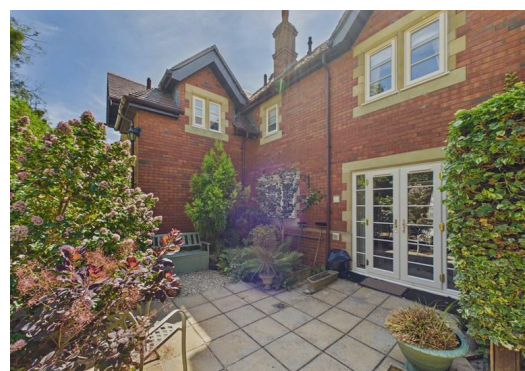
### **ADDITIONAL INFORMATION - SERVICE CHARGE**

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 Allan Morris office in Great Malvern 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. For viewings please 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. To arrange a viewing or with any queries please call us on 01684 561411 or email malvern@allan-morris.co.uk

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**TENURE:** We understand the property to be Freehold but 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. Other items, such as carpets and curtains, may be available by separate arrangement.

**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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