



13 Scotland House Cowleigh Road, Malvern, WR14 1QD

Price Guide £250,000

A modern top floor apartment boasting stunning views over the Severn Valley. The development benefits from a lift within the building and a very convenient location within walking distance to town and Malvern Link railway station. Briefly comprising a spacious reception hall, open plan living room with fully fitted kitchen, two double bedrooms, the master with en suite shower room and a further bathroom. Electric heating, double glazing, video entry system, a large tandem garage and communal gardens.

Communal Entrance Hall

Reception Hall

The spacious reception hall has a large cloaks cupboard with hanging rail, electric panel heater, inset spotlighting, airing cupboard with hot water cylinder and shelving and further double storage cupboard. Intercom entry phone.

Open Plan Living Room & Kitchen 28'9" x 11'6" (8.77 x 3.51)

Double glazed sash window to rear taking full advantage of views towards Worcester and across Link Common. Centre and wall lighting, TV aerial point and two electric panel heaters.

The kitchen has been comprehensively fitted with a range of base and eyelevel units with one and a half bowl sink unit with mixer tap and work surfaces. Integrated Bosch electric single oven and flooring hob with stainless steel splashback and extractor above. Integrated freezer, fridge and washer/dryer. Wood effect flooring, inset spotlighting and under unit lighting.

Master Bedroom 10'7" x 16'3" max (3.23 x 4.97 max)

Double glazed window to rear, built-in double wardrobe with hanging rail and shelving, telephone point and TV point, electric panel heater. Door to en suite shower room.

En Suite Shower Room

Fitted with a corner shower cubicle with mains shower within, vanity wash hand basin with drawers below, low-level WC, part tiling to walls, illuminated mirror, spotlighting and electric radiator.

Bedroom Two 9'10" x 12'10" (3.02 x 3.92)

Double glaze sash window to rear, TV point, electric panel heater, built-in double wardrobe with hanging rail and shelving and door to:

Bathroom

Fitted with a white suite comprising panelled bath with mains shower over, vanity wash hand basin with drawers below. WC, illuminated mirror, part tiling to walls, obscure double glazed window to side and electric heater.

Outside

Scotland house has pleasant communal gardens to

the rear and Apartment 13 has the benefit of a larger than average garage. Visitors parking is available.

Council Tax Band

We understand that this property is council tax band C

This information may have been obtained via 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.

Leasehold

The apartment is on a 125 year lease which commenced on 29 September 2006. A ground rent of £250.00 pa is payable.

Service Charge - A management company is responsible for the upkeep and maintenance of the communal and exterior areas of the property, the lift, grounds and car park. The annual service charge, including building insurance, is currently £1174.80 per year or £97.90 per month. Scotland House is managed by the residents, via the limited company - Scot House.Management Company Ltd.

The Freehold is owned by Danesdale Land Limited.

Directions

From Great Malvern proceed north along the A449 Worcester Road before forking left into North Malvern Road (signposted Bromyard). Continue for a short distance taking the first right fork into Cowleigh Road. Scotland House is the first building on the right. Parking is found at the rear via the driveway on the left.

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.

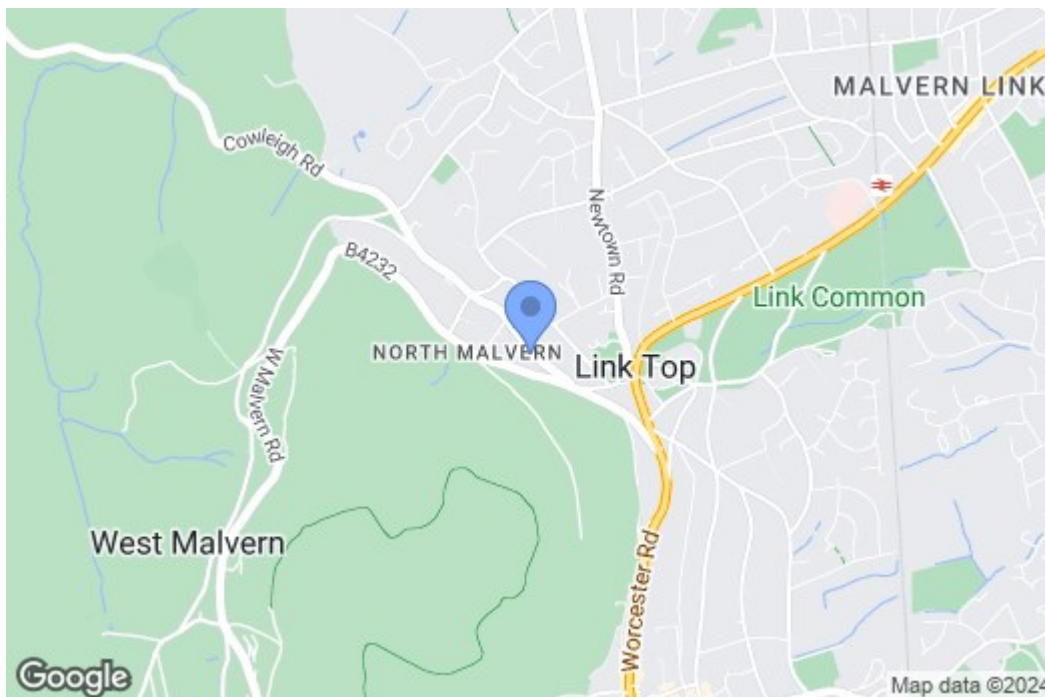
Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a

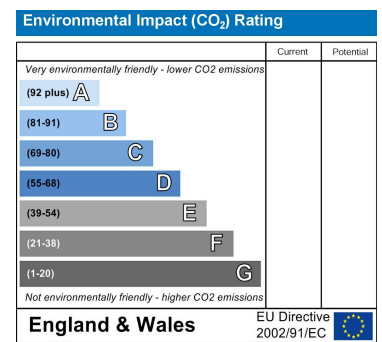
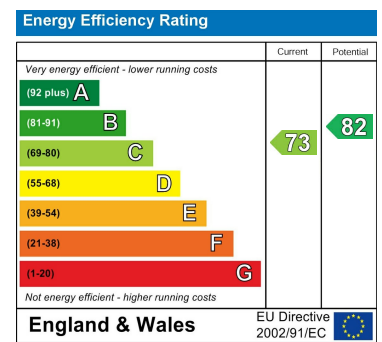
property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

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