



## 6 Chevenham Close, Colwall, WR13 6RG 25% Shared Ownership £60,000

Welcome to this well presented first-floor apartment located in the popular village of Colwall. Offered for sale on a 25% shared ownership basis with the Platform Housing Group, this modern property offers a delightful living space comprising entrance hall, open plan living and kitchen area, two well proportioned bedrooms and bathroom.

The apartment boasts a contemporary feel while maintaining a homely atmosphere and features an allocated parking space and residents EV charging facility.

Additionally, the proximity to the railway station offers easy access to transportation, perfect for commuters.

### **Communal Entrance**

Intercom entry leads into the Communal Entrance Hall with staircase rising to the First Floor where apartment 6 is located.

### **Reception Hall**

From the Communal Hallway, the door leads to the spacious Reception Hall with radiator, consumer unit, intercom entry phone, hatch to loft space and doors to both Bedrooms, Bathroom and open plan Living Room and Kitchen.

### **Open Plan Living Area and Kitchen 9'8" x 22'11" (2.97 x 7.01)**

Double glazed windows to front and side, radiator and tv point. The Living Room is open plan to the:

### **Kitchen Area**

The Kitchen is fitted with a comprehensive range of cream fronted shaker style base and eye level units with a grey wood effect work surface over with up stands and one and a half bowl stainless steel sink unit with mixer tap. Plumbing for washing machine, space for fridge freezer, integrated electric oven with four burner gas hob, stainless steel splashback and extractor hood. Concealed Worcester combination central heating boiler, space for table and chairs, radiator and double glazed windows to both side and rear.

### **Bedroom One 10'3" x 12'6" (3.14 x 3.83)**

Double glazed sash style window to rear, radiator and attractive decorative panelling to one wall.

### **Bedroom Two 15'1" x 7'5" (4.61 x 2.27)**

Double glazed windows to front with view towards the Malvern Hills, radiator.

### **Bathroom**

The Bathroom is fitted with a white suite comprising panelled bath with glazed screen and mains shower over. Pedestal wash hand basin, low level WC, radiator, tiling to walls, spotlights, extractor vent and obscure double glazed window to front.

### **Outside**

The apartment has one allocated parking space and further visitors parking spaces are available. There is also the benefit of two residents EV charging points.

Communal lawned gardens surround the development.

### **Council Tax Band**

We understand that this property is council tax band A

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.

### **Leasehold**

Our client advises us that the property is Leasehold with details of the Lease to be confirmed. We understand that the current rent and service charge payable to Platform Housing is £563 per calendar month. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

### **Shared Ownership**

Denny and Salmond are pleased to offer for sale a 25% share of this property.

The Rent & Service Charge to Platform Housing association is £563 per calendar month

In order to proceed, any potential purchaser will be required to be approved by Platform Housing for shared ownership, furthermore, should you proceed to purchase the property, the above details should 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 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

### **Disclosure**

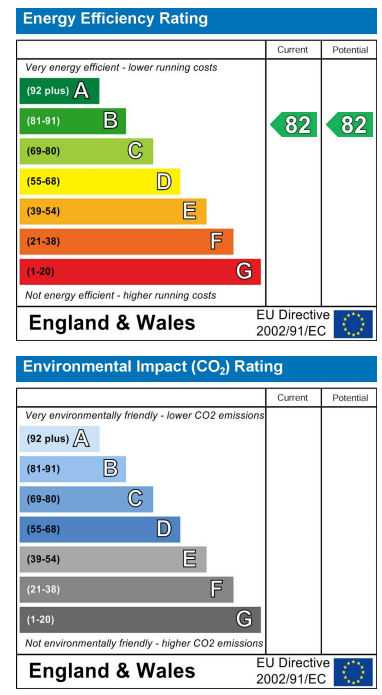
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

# 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.