



## 8 Pickersleigh Mews

Malvern, WR14 2TN

Ideally placed for access to Malvern Link and the railway station with pleasant walks across the Common to Great Malvern a short distance away. A splendid ground floor apartment with two bedrooms, open plan living room and kitchen, bathroom and en suite shower room with views across the Common towards the Malvern Hills. The property benefits from double glazing, gas central heating and an allocated parking space. An internal viewing is advised.

**£190,000**

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## Communal Entrance Hall

Intercom entry provides access into the Communal Entrance Hall with staircase rising to the upper floors. The apartment is located on the Ground Floor level.

## Entrance Vestibule

Solid wood entrance door into Entrance Vestibule with radiator, radiator and door into:

## Open Plan Living Room & Kitchen

18'11" x 13'1" (5.79m x 4.01m)

The kitchen area is comprehensively fitted with a range of base and eye level units incorporating wine rack, integrated fridge freezer, integrated electric oven and four ring gas hob with extractor canopy over.

Integrated washing machine, concealed 'Ferrolti' gas central heating boiler, one half bowl stainless steel sink unit with mixer tap and working surfaces. Inset spotlighting and double glazed sash window to front aspect taking full advantage of the view towards the Malvern Hills.

The Living Area has two double glazed sash windows to front aspect, again taking full advantage of the views towards the Common and the Malvern Hills beyond, TV and telephone points, radiator.

## Reception Hall

Centre lights, smoke alarm, doors to all rooms and useful storage cupboard housing fuse panel.

## Bedroom One

8'11" x 13'3" (2.73m x 4.05m)

Double glazed sash windows to rear, radiator, two built in double wardrobes with hanging rail and shelving, telephone and TV aerial points and door to:

## En Suite Shower Room

Fitted with a fully tiled shower cubicle with mains shower and sliding glazed doors, pedestal wash and basin, low flush WC, radiator, extractor fan on the shaver point and part tiling to walls.

## Bedroom Two

10'1" x 7'4" (3.08m x 2.24m)

Double glazed sash window to side, radiator, TV and telephone points.

## Bathroom

Fitted with a white suite comprising panelled bath with twin hand grips, pedestal wash hand basin and low level WC. Part tiling to walls, large wall mounted mirror, shaver point and extractor fan.

## Council Tax Band

We understand that this property is council tax band B.

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.

## Outside

The apartment is set within an attractive development with well maintained communal gardens and allocated parking for one vehicle. Limited parking is available for visitors.

## Leasehold

Our client advises us that the property is Leasehold on a 125 year Lease commencing in 2007, however the Freehold of the development was acquired in 2012 by a group of the leaseholders and the the property offered with a 1/11 share of the Freehold.

We understand that there is an annual ground rent of £250 (but this is waived for holders of a share in the Freehold) The annual service charge for 2023/2024 is £2000 and this includes buildings insurance.

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 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

## Disclaimer

Photographs of this property were taken prior to the current tenant's occupation.

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

## 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.

## Directions

From our Malvern office proceed on the A 449 towards Malvern Link bearing right onto Pickersleigh Road opposite the Fire Station. Proceed ahead and Pickersleigh Mews will be located on the left, opposite the Common.



# Floor Plan

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.

