



## 10C Coronation Road, Malvern, WR14 1BA 50% Shared Ownership £132,500

### 50% SHARED OWNERSHIP PROPERTY

Located in Malvern Link, close to local the retail park and travel networks, this spacious well presented detached two bedroom property is offered for sale through the Shared Ownership Scheme. In brief the accommodation comprises, Entrance hall, living room, cloakroom and kitchen dining room. Whilst to the first floor are two double bedrooms and bathroom. With a rear garden, gas central heating, solar panels, double glazing and two allocated off road parking spaces. A viewing is strongly recommended to fully appreciate this property. EPC Rating B

### **Entrance Hall**

Hardwood door opens into the Entrance Hall, with wood effect flooring, double glazed window to the side aspect, radiator and stairs rising to the First Floor. Wall mounted fuse box and door to Living Room.

### **Living Room 14'10" x 15'8" (4.53m x 4.8m)**

A light and spacious room with double glazed windows to the front and side aspects. Door to Cloakroom and Kitchen Dining Room. Radiator and wood effect flooring.

### **Kitchen Dining Room 16'0" x 10'5" (4.88m x 3.2m)**

The Kitchen Dining Room is fitted with eye and base level units and drawers with working surfaces. Electric oven with four ring gas hob and extractor above, stainless steel sink unit with drainer and mixer tap, integrated dishwasher, space and plumbing for washing machine and space for a further tall appliance. Concealed "ideal" combination boiler, double glazed window to the rear aspect overlooking the rear garden.

With wood effect flooring, radiator, space for a table and double glazed French doors opening out to the rear patio. Spotlights to ceiling.

### **Cloakroom**

The Cloakroom is fitted with a white suite, comprising pedestal wash handbasin with tiled splashback and low flush WC. Radiator, extractor and continuation of flooring from Living Room.

### **First Floor**

From the Entrance Hall, stairs rise to the First Floor. With doors off to both Bedrooms and Bathroom. Radiator, door to Airing cupboard and access to loft space via hatch.

### **Bedroom One 16'0" x 10'5" (4.88m x 3.2m)**

Two double glazed windows to the front and side aspects, radiator and door to storage cupboard.

### **Bedroom Two 14'5" x 8'11" (4.41m x 2.74m)**

Double glazed window to the rear aspect, overlooking the rear garden and views towards the Malvern Hills. Radiator.

### **Bathroom**

The Bathroom is fitted with a white suite comprising

panelled bath with shower over, glass screen and tiled walling. Pedestal wash handbasin with tiled splashback and low flush WC. Obscured double glazed window to the rear aspect, shaver point with wall light and extractor. Spotlights to ceiling.

### **Outside**

The garden to the rear of the property has a paved patio adjoining the property perfect for entertaining and enjoying views towards the Malvern Hills with an outside tap, light and raised sleeper beds. The garden is predominantly laid to lawn with a paved pathway. Space for a large shed at the rear of the garden, gated side access and the garden is encompassed with timber fencing. outside light gated side access. Timber frame boundary views towards Malvern Hills and wooden office at the top of the garden and additional wooden shed raised sleeper beds, pathway to office and the garden is laid to lawn.

To the front of the property are two allocated parking spaces and paved pathway leading to the front door.

### **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.

### **Leasehold**

Denny and Salmond are pleased to offer for sale a 50% share of this property. Our client advises us that the property is Leasehold on a 125 year Lease commencing 2019, Platform Housing own the other 50% Share.

The rent to the housing association is £270.21 per month with an additional monthly maintenance fee of £23.48.

In order to proceed, any potential purchaser will be required to be approved by Platform Housing & Metro Finance 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.

## Services

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

## Shared Ownership Criteria

You can apply to buy this home if both of the following apply:

- your household income is £80,000 or less
- you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

- you're a first-time buyer
- you used to own a home but cannot afford to buy one now
- you're forming a new household - for example, after a relationship breakdown
- you're an existing shared owner, and you want to move
- you own a home and want to move but cannot afford to buy a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of your application, your finances and credit history will be assessed to ensure that you

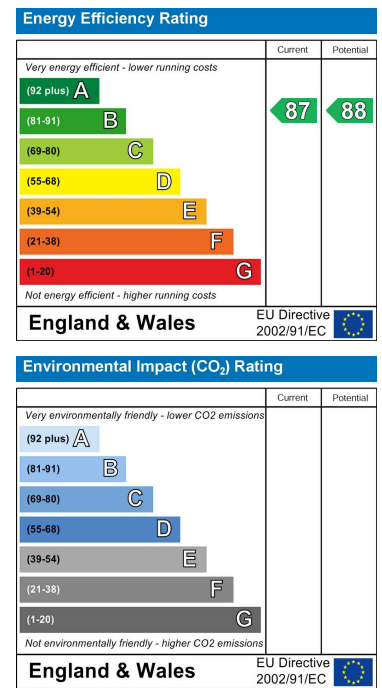
# Floor Plan



# 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.