



4 Scotland House Cowleigh Road Malvern, WR14 1QD

Scotland House is ideally located being close to the Malvern Hills and is also within walking distance to the amenities of Great Malvern. A beautifully presented spacious one bedroom apartment, which in brief comprises; Communal entrance with lift to all floors, entrance hall, open plan living dining kitchen, bathroom and double bedroom. The apartment also benefits from a balcony where you can sit and enjoy the views towards the Severn Valley. With allocated parking and offered for sale with no onward chain, this would make a perfect first home or buy to let investment. EPC Rating C

Guide Price £160,000

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Communal Entrance

Apartment 4 can be accessed via the lift or stairs from the car park or from Cowleigh Road.

Reception Hall

A spacious bright Reception Hall with doors off to Open Plan Living Room, Bedroom and Bathroom. Wall mounted electric radiator and fuse board. Intercom entry system.

Door to Airing Cupboard housing water tank and slatted shelving for storage. Door to a further generous storage cupboard 2.1m x 1m

Open Plan Living

20'8" x 11'6" (6.32m x 3.52m)

Kitchen

The Kitchen has been comprehensively fitted with eye and base level, light grey, high gloss units and drawers with under unit lighting and Quartz Carrara worktop, with a breakfast bar and space for seating. Under counter double sink with mixer tap, integrated Bosch fridge and freezer, single electric oven and a four point induction hob with quartz splashback and extractor above. Integrated washer dryer, wood effect flooring, spotlights to ceiling, extractor and heat alarm.

Living Room

A generous size room with wall mounted flame effect, electric fire. Double glazed French Doors open out to the private balcony with exterior lighting, the perfect space to sit and take full advantage of views towards the Severn Valley.

Double Bedroom

14'9" x 10'2" (4.52m x 3.11m)

With double glazed French doors opening out to the balcony, built in wardrobes and wall mounted electric radiator. Door to Bathroom.

Bathroom

Fitted with a white suite comprising low flush WC, pedestal wash hand basin and "P" shaped bath with glazed shower screen and shower over. Partially tiled walls with mosaic feature, electric radiator, spotlights to ceiling and extractor.

Outside

Scotland house has pleasant communal gardens to the rear, allocated parking and visitor parking can be found in the car park also to the rear of the property.

Council Tax Band

We understand that this property is council tax band B.

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

Our client advises us that the property is Leasehold on a 125 year Lease commencing on 2006. We understand that there is an annual ground rent of £250.

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 service charge, including building insurance, is currently £67.24 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.

Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

Disclosure

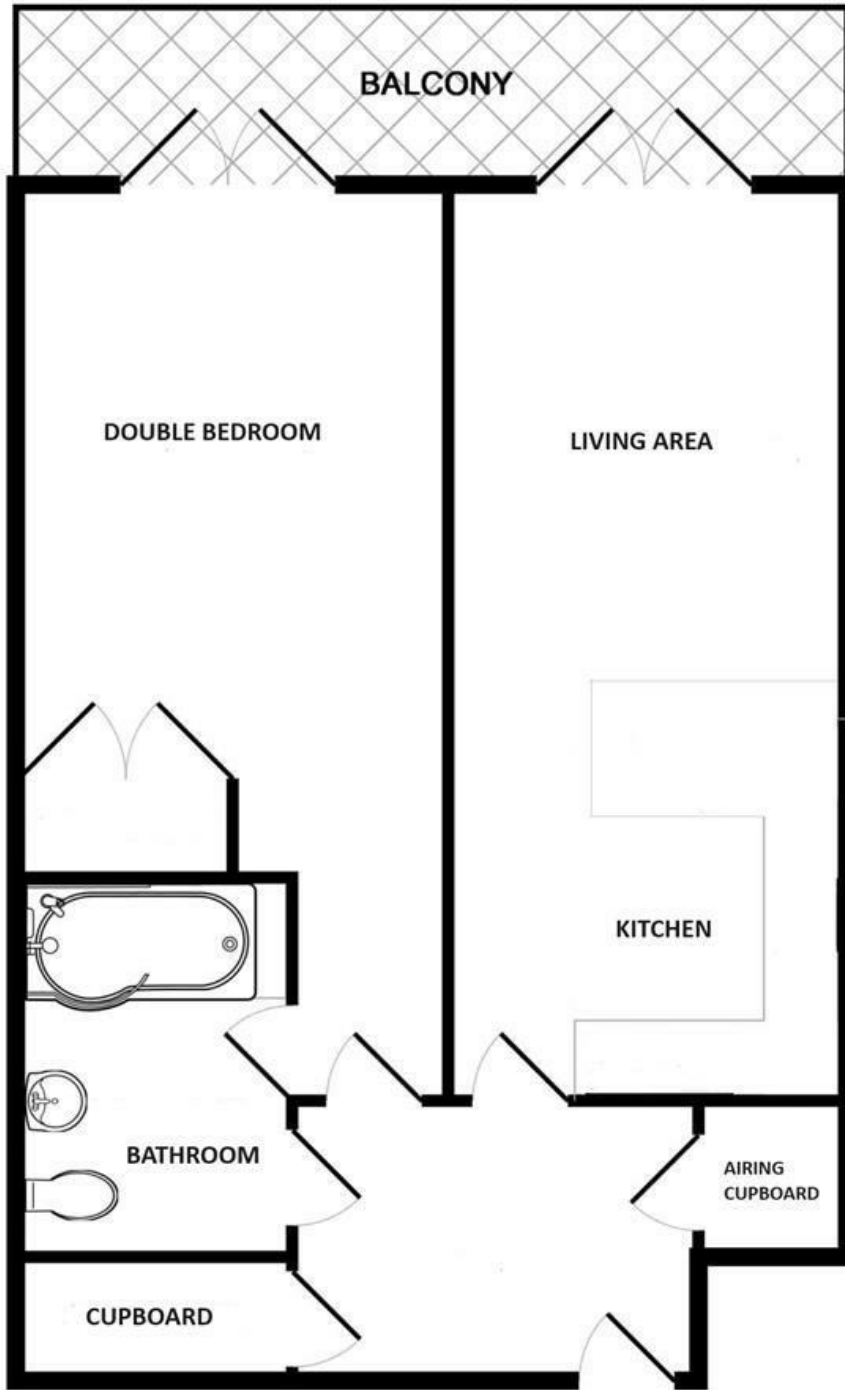
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally 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



APARTMENT 4 SCOTLAND HOUSE WR14 1QD

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have as to their operability or efficiency can be given no guarantee.

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