



1 The Hollies Mews Lower Howsell Road, Malvern, WR14 1ED

£180,000

Located within Malvern Link, this first floor maisonette is newly decorated throughout and offers spacious accommodation with views to the Malvern Hills. In brief the property comprises dining hall open plan to fitted kitchen, large living room, two double bedrooms and bathroom. The property also has double glazing, gas central heating, a small patio seating area and one allocated parking space. With no onward chain a viewing is strongly recommended.

Entrance

A UPVC door leads into the Entrance Vestibule with staircase rising to the upper floor.

Dining Area 8'10" x 20'7" (2.70 x 6.28)

Radiator, stripped wood doors to all rooms and open plan access into:

Kitchen 7'9" x 8'11" (2.37 x 2.73)

Fitted with a range of light wood effect base and eyelevel units with worksurface, tiled splash backs and stainless steel sink unit. Slot in double electric oven, space for undercounter fridge, double glazed window to front with a view to the Malvern Hills.

Living Room 13'8" x 16'1" (4.18m x 4.91m)

Double glazed window to front, radiator, TV aerial point and wall mounted electric fire.

Bedroom One 11'1" x 14'0" (3.39 x 4.29)

Double glazed window to front, double radiator, telephone point.

Bedroom Two 14'1" x 13'1" (4.30 x 4.01)

Double glazed window to rear, radiator.

Bathroom

The Bathroom is fitted with a light coloured suite comprising panel bath with mains shower over, pedestal wash hand basin, bidet and low-level WC. Extensive tiling to walls, obscure double glazed window to side, radiator, washing machine and large over stairs storage cupboard housing Worcester combination gas central heating boiler.

Outside

The property has one allocated parking space and a small patio area outside the entrance door.

Directions

From our Malvern office proceed on the A449 towards Worcester, bearing left into Lower Howsell Road. The property will be located on right shortly after the left turn to Farley Road.

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

The original 99 year lease that commenced on 27 January 1987. Our client advises us the lease was extended for an additional 90 years in 2021. Therefore the current lease expires in 2176.

We understand that there is to be no annual ground rent payable and that any maintenance is split 50/50 on an 'as and when required basis'. Payments for any required works are split four ways and made on an ad-. The annual buildings insurance is split 50/50 with the apartment above (currently £????). Should you proceed to purchase the property, these details must 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.

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

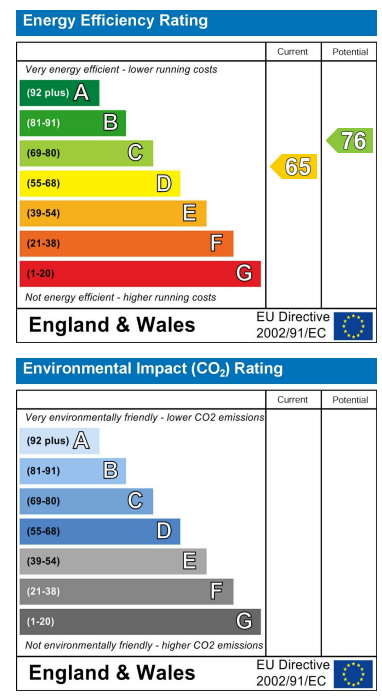
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally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