



23 Pyndar Court, Malvern, WR13 5AX

£259,000

23 Pyndar Court is a Freehold, refurbished, well presented, two bedroomed house in a retirement development built in 1984. Briefly comprising:- porch, reception hall, living room with storage cupboard and French doors to garden, refitted handcrafted kitchen and refurbished shower room on the ground floor. First floor accessed via stairs or stairlift, with two bedrooms and refurbished bathroom. No 23 currently has use of an allotment and pets are allowed on approval by the management service, First Port. The heating is via Air Source Heat pump, installed in 2024 when the refurbishment of the property took place. As part of the retirement benefits, there are visiting management staff, gardening and grounds maintenance and a community alarm service. The complex is located near to the Malvern Shopping Park, with a bus stop very close by.

NO CHAIN SALE SITUATION.



23, Pyndar Court, Newland, Malvern, WR13 5AX

Multi pane door to:

PORCH

With side aspect windows, two built-in cupboards. Door to:-

RECEPTION HALL

With stairs to first floor with stairlift, front aspect, sealed unit, double glazed window, radiator, emergency pull cord, doors to:

SHOWER ROOM

Front aspect ,opaque, sealed unit, double glazed window,, WC, wash basin with cupboard under, HIB steam-free LED mirror, shower with thermostatic shower, hand rails and seat.

LOUNGE/DINER

Rear aspect, sealed unit, double glazed, French doors to garden with adjacent windows, chimney breast with remote control, stove style fire, two radiators, emergency pull cord Door to understairs storage cupboard which has a light.

KITCHEN

Rear aspect stable door to garden, rear aspect, sealed nit , double glazed window. Re-fitted, hand made, bespoke kitchen units with oak worksurface and including ceramic sink unit with mixer tap, integrated washer dryer, built-in slimline dishwasher, four ring induction hob, filter hood over, built-in microwave, oven and grill, larder cupboard with pull out drawers, built-in fridge and freezer, radiator, polished stainless steel heated towel rail.

FIRST FLOOR LANDING

Accessed via stairs or a stair lift, with cupboard housing hot water cylinder. Doors to:

BEDROOM TWO

Rear aspect, sealed unit, double glazed window, radiator, built-in single wardrobe.

BATHROOM

Rear aspect opaque, sealed unit, double glazed window, concealed cistern WC, wash basin with cupboard under, bath with external valve, Mira shower over, radiator, HIB recessed steam-free, LED mirrored cabinet, extractor fan, emergency pull cord.

BEDROOM ONE

Front aspect , sealed unit, double glazed square bay window,, rear aspect, sealed unit, double glazed windows radiator, built-in double wardrobe.



OUTSIDE

The property has a private rear garden which has been laid for low maintenance. There are immaculately kept communal gardens surrounding the complex., including an area of communal seating. No 23 currently has use of an allotment where there is also a garden shed. There is onsite parking for several vehicles for off loading and a dedicated car park for Pyndar Court residents in the grounds of the adjacent church.

ADDITIONAL INFORMATION

The property is Freehold and the grounds are Leasehold. There is a service charge of approx £3000p.a.

When the property was refurbished in 2024, it had new electrics, including a new consumer unit, LED down lights throughout, Villeroy & Boch bathroom fittings, carpets and vinyl flooring supplied and fitted by Francis of Malvern, and the Air Source Heat Pump, under guarantee.

DIRECTIONS

From the office proceed along Worcester Road and towards Malvern Link. Go through the shopping centre and to the traffic island. Go straight across and turn first right onto Madresfield Road. Park on the right hand side close to the gate into Pyndar Court. There are spaces next to the complex for emergency vehicles, loading/unloading and dropping off only. Walk through the development and No 23 is towards the bottom on the left hand side before the arch to the allotments.

what3words

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TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor. The grounds are Leasehold.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price.

SERVICES: Mains electricity, water and drainage are connected. Heating is via an Air Source Heat Pump. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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