



15 Albion Meadows Roberts End, Hanley Swan, WR8 0DN

£450,000

Albion Meadows is a delightful development of sixteen, one and two bedroomed retirement apartments, founded on community and wellbeing. They offer the best combination of independent living with the reassuring comfort of 24-hour support. The apartments have been designed to offer high-quality, energy efficient, practical living with each apartment including a utility room, storage, wet room, and flexible layout. Each apartment also features a large balcony or roof terrace so space and light is maximised throughout your new home. Each apartment comes with an allocated parking space, with additional visitor and disabled parking available, as well as communal EV charging. Located in the heart of the village of Hanley Swan, Albion Meadows is a short, level walk to the village green, Post Office, and The Swan Inn. The Three Counties Showground is a mile from the village, with Malvern, Worcester and Cheltenham a short drive.



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LOCATION

Albion Meadows sits in the popular Worcestershire village of Hanley Swan. The village has a thriving pub, Post Office, and a well-stocked shop all within a short level walk. Hanley Swan is an active community with many clubs and a bustling Village Hall. Highlights include a monthly Café Market and yearly traditional Village Show. The Three Counties showground is only a mile away. It hosts many great events including The RHS Spring Garden Show, The Royal Three Counties Show and The RHS Autumn Garden Show to name but a few. Venturing slightly further afield, Malvern is a historical town with a busy town centre with many independent shops and boutiques, eateries, and entertainment facilities. With Waitrose and independent shops in the town centre, and Marks & Spencer, Specsavers, and Boots in nearby Malvern Retail Park, the national shops are well represented too. Malvern Theatre is a renowned performance centre for some of the nation's best plays and houses a cinema too. Malvern Splash is a popular leisure centre and swimming pool. This means that within a few miles you could spend a delightful day at the RHS Spring Garden Show at the Three Counties Showground, drink delicious coffee in an independent coffee shop or enjoy an evening at Malvern Theatres watching a play or the latest film. The Malverns Hills are a wonderful area of Outstanding Natural Beauty and offer many opportunities for walking with spectacular views. If you enjoy a game of golf, there is Worcestershire Golf Club 4 miles away.

Nearby is also the delightful riverside town of Upton-Upon-Severn famed for its festivals and celebrations. It has a rich musical offering with everything from Jazz to Blues, or you can just pop by to enjoy a drink in one of the many traditional pubs overlooking the river.

Worcester is 10 miles away and is home to a beautiful cathedral, and other historic buildings, a popular racecourse and the county cricket ground.

For travelling further afield, Hanley Swan is just over 7 miles from the M5 and there is a train station in Malvern with direct lines to Birmingham and London. If you are going abroad, Birmingham and Bristol airports are less than an hour away. These connections make travelling a breeze.

ALBION MEADOWS

Albion Meadows is a delightful development of sixteen, one and two bedroomed retirement apartments, founded on community and wellbeing. They offer the best combination of independent living with the reassuring comfort of 24-hour support, Albion Meadows has a sense of belonging at its heart. The apartments have been designed to offer high-quality, energy efficient, practical living. Planned to meet your every need, each apartment includes a utility room, storage, wet room, and flexible layout. Each apartment also features a large balcony or terrace – the ideal spot for your morning cup of tea or evening drink- space and light is maximised throughout your new home. Each apartment comes with an allocated parking space. There is visitor and disabled parking available, as well as communal EV charging.

BETTER LIVING

Set in spacious landscaped grounds with meadow walks and residents' gardens, Albion Meadows embraces nature and the benefits this brings to your wellbeing. Potter as much as you like in the resident's gardens, take an exercise class in the gym, or follow your artistic passions with music and craft activities. You can even indulge in an appointment at the onsite hairdressers, nail bar, or treatment room.

FACILITIES

Albion Meadows aims to provide you with everything you need on your doorstep so, while you have the freedom to live independently, there are plenty of opportunities to let someone else do the cooking, join in activities with fellow residents, or pursue your own interests.

Dining - When it comes to eating, the choice is yours. You can cook up a storm in your own well appointed kitchen, or have a delicious simple homemade meal in the restaurant or dine in the owner's private club room.

When you do need to get your own groceries, there will be trips to local supermarkets. **Private Owners Club Room** - This is a room where you can relax with friends and family in a comfortable and sociable space. You can enjoy reading the papers, sharing a jigsaw or simply relaxing and watching the world go by. Outside there is a courtyard space to enjoy a peaceful coffee in comfortable chairs. It has a kitchenette so that you can make drinks, all included in your monthly charge.

Hairdresser, Nail Bar & Treatment Rooms - A well equipped saloon allows you to look and feel your best and you can always have your nails done too in the separate treatment room. A place where you can be pampered.

Fitness suite - In the compact, but well equipped gym, you can keep fit or join in with some of the exercise classes that are designed to keep you in tip top condition both physically and mentally.

Grounds -The outside spaces are rich and diverse. You can wander through meadowland, potter in a secret allotment garden, or sit just in a peaceful courtyard space. This means you can still flex those green fingers growing vegetables and flowers, or just sit and absorb the beauty of the great outdoors, it is your choice.



15 ALBION MEADOWS

15 Albion Meadows is a second floor Penthouse Apartment, accessible by lift or stairs from the ground floor, a secure personal front door gives access to:

PERSONAL ENTRANCE HALL

Recessed ceiling downlighters, video entry phone system, parquet engineered oak flooring with underfloor heating, doors to:

LIVING SPACE

Dual aspect. light and airy living space, with double glazed sliding doors and windows to the roof terrace providing southerly views over the village and to the Malvern Hills in the distance. Recessed ceiling downlighters, kitchen area comprising of a matching range of floor and wall mounted light grey units under a white marble work top. Large single bowl sink with mixer taps over and drainage grooves to the side. A wide range of integral appliances including; Bosch electric hob with stainless steel extractor over, Bosch Oven, Bosch microwave, fridge, freezer, dishwasher. Space for dining table and chairs. Parquet engineered oak flooring with underfloor heating.

UTILITY

Recessed ceiling downlighters, extractor, twin floor mounted storage unit with stainless steel sink and mixer tap over under a white marble worksurface to match the kitchen. Space and plumbing for washing machine, space for tumble dryer. Built in full height boiler cupboard with wall mounted boiler, tiled floor with underfloor heating.

MAIN BEDROOM

Rear aspect double glazed window and rear aspect double glazed door to roof terrace with far reaching views over the village to the Malvern Hills in the distance, recessed ceiling downlighters, underfloor heating, door to:

EN-SUITE

Recessed ceiling downlighters, extractor, fully tiled walls, tiled floor with underfloor heating, Walk in shower with rainfall and body showers, floating wash hand basin with storage drawers below and lit mirror over, hidden cistern push flush WC, heating chrome towel rail.

BEDROOM TWO

Rear aspect full height double glazed windows with views to the rear, recessed ceiling downlighters, underfloor heating.

MAIN BATHROOM

Recessed ceiling downlighters, extractor, fully tiled walls, tiled floor with underfloor heating, Walk in shower with rainfall and body showers, floating wash hand basin with storage drawers below and lit mirror over, hidden cistern push flush WC, heating chrome towel rail.

LEASE INFORMATION

There is an age requirement that the primary resident must be a minimum of 55 years of age.

The Lease runs from 2024 for 250 years. There is no ground rent.

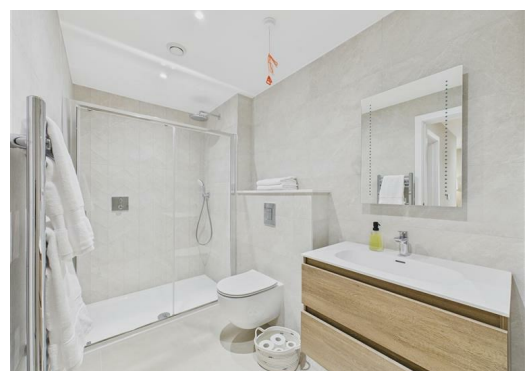
Leasehold charges - £780 per month. These charges include · Management and maintenance of communal areas · Secure entry system · 24-hour on-site warden call system and maintenance · Building Insurance · Allocated car parking · Communal garden maintenance · Lift maintenance · Reception manned from 9-4pm · 1.5 hours of housekeeping per week & bin collection · Access to the gym & on-site activities · Window cleaning (including external apartment windows) · Roadway and path cleaning · FULL DETAILS OF ALL INCLUSIONS AVAILABLE IF REQUIRED

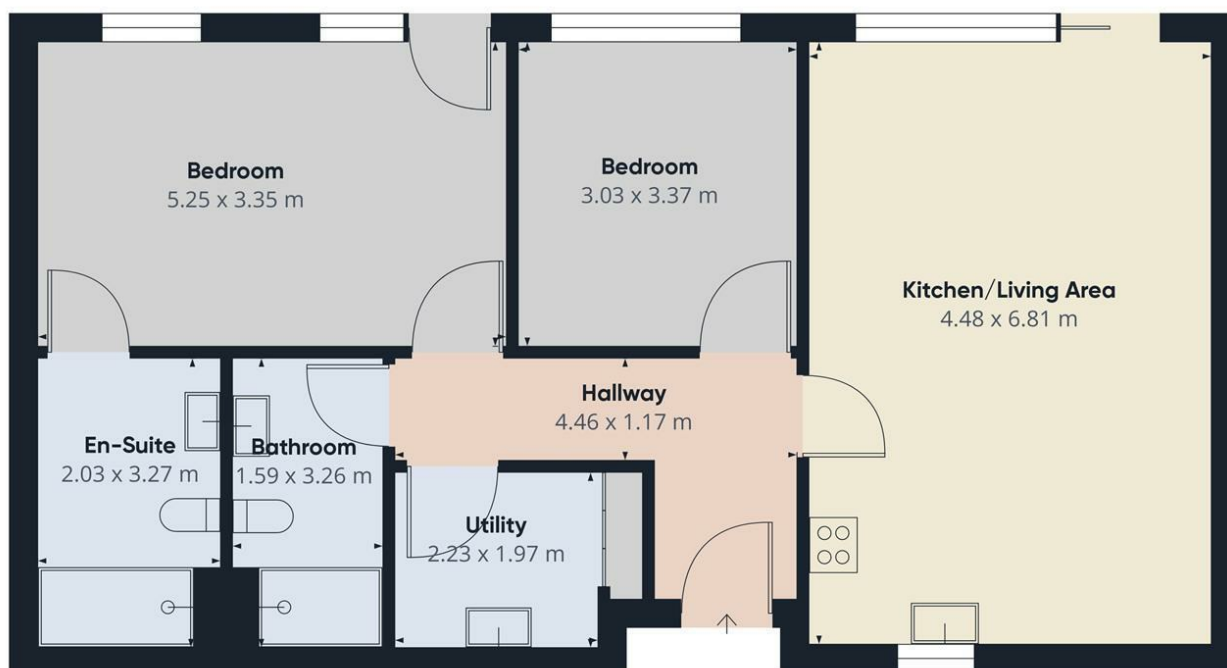
ADDITIONAL SERVICES

A wide range of further services are available, and these can be accessed on an individual basis as and if required, further details available if needed.

DIRECTIONS

From our office in Malvern turn right and pass along Belle Vue Terrace and onto the Wells Road. Continue along the Wells Road in the direction of Ledbury for approximately 2 miles, then turn left into Hanley Road. Follow the road for approximately 2 miles into the village of Hanley Swan, upon reaching the crossroads with the duck pond on the left continue straight on in the direction of Upton. The entrance for Albion Meadows can be found on the left hand side after a short distance as indicated by the 'For Sale' board.





Approximate total area⁽¹⁾
85.19 m²

(1) Excluding balconies and terraces

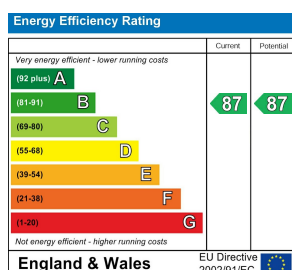
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

EPC

Material Information Report



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

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected. 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: TBC

ENERGY PERFORMANCE RATINGS: Current: 84 Potential: 84

- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and, must satisfy themselves as to their accuracy;
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- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

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PROTECTED

Offices also at:

Bromsgrove

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Worcester

Upton upon Severn