

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A FIRST FLOOR TWO BEDROOMED APARTMENT WITH A LIFT IN A PURPOSE BUILT COMPLEX FOR THE OVER 60'S SPECIFICALLY DESIGNED FOR THE ACTIVELY RETIRED. LOCATED IN A CENTRAL POSITION CLOSE TO THE CENTRE OF GREAT MALVERN. A WELL PRESENTED APARTMENT BENEFITTING FROM ELECTRIC STORAGE HEATING AND DOUBLE GLAZING. NO CHAIN. ENERGY RATING "B"**

## Flat 14 Crellin House - Guide Price £90,000

33 Priory Road, Malvern, Worcestershire, WR14 3DR





# Flat 14 Crellin House

## Location & Description

Crellin House enjoys a convenient position only about ten minutes' walk from the centre of Great Malvern where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Transport communications are excellent. There is a mainline railway station also within walking distance and junction 7 of the M5 motorway at Worcester is only about eight miles away. For those who enjoy walking, culture or more leisurely pursuits, Malvern theatre and its adjacent Priory Park are also less than ten minutes on foot and the full range of the Malvern Hills is only about five minutes by car.

Crellin House is situated in arguably Great Malvern's premier residential area. The elegant and beautifully manicured grounds of Malvern College are virtually next door to the building.

## Property Description

Crellin House is a substantial purpose built property set in shared gardens and grounds with views to the Malvern Hills and over the Severn Valley. The complex enjoys a lift to all floors and there is a resident house manager who is on site five days a week plus the benefit of a twenty-four hour, two way audio alarm system. There is also a security door entry system on the communal front door and communal facilities which include a residents lounge and laundry room with washing machines and tumble dryers. There is also a guests suite which is made available at an additional charge for visitors.

Flat 14 is a first floor apartment enjoying spacious accommodation within this purpose built complex. The accommodation benefits from double glazing and has modern electric storage heating installed. The living accommodation is accessed via a private front door positioned off the communal first floor landing and opens through to:

### Entrance Hall

Being a welcoming space benefitting from wall light points, coving to ceiling, and two useful and generous storage cupboards. Further airing cupboard and hot water cylinder with shelving. Modern Dimplex electric storage heater and doors opening through to

### Living Room 4.93m (15ft 11in) x 3.49m (11ft 3in)

A wonderful light and airy space enjoying dual aspect double glazed windows which afford views to the Malvern Hills. Coving to ceiling. Light points. Wall mounted emergency alarm control panel. Modern Dimplex storage heater. Feature archway leading through to

### Kitchen 2.09m (6ft 9in) x 2.27m (7ft 4in)

Fitted with a range of drawer and cupboard base units with rolled edge worktop over and matching wall units. Stainless steel one and a half bowl sink unit with mixer tap and drainer. Space for fridge freezer and an electric **COOKER**. Tiled splashback, ceiling light point.





**Bedroom 1 4.37m (14ft 1in) maximum into wardrobes x 2.76m (8ft 11in)**

Double glazed window. Coving to ceiling. Wall light point. Electric modern Dimplex storage heater. Fitted wardrobe with sliding mirrored doors incorporating hanging and shelf space. Emergency alarm pullcord.

**Bedroom 2 3.77m (12ft 2in) x 2.48m (8ft)**

Double glazed window to front. Wall light point, coving to ceiling. Modern Dimplex storage heater. Useful shelved storage cupboard. A good sized further double bedroom. Emergency alarm pullcord.

**Bathroom**

Fitted with a modern white suite fitted with a low level WC, pedestal wash hand basin with mixer tap with light with shaver point over. Panelled bath with mixer taps and electric Mira Advance shower over. Wall mounted extractor fan and ceiling light point. Electric chrome heated towel rail and splashbacks in complimentary tiling. Wall mounted Dimplex, electric fan heater. Emergency alarm pullcord.





## Directions

From the centre of Great Malvern proceed down Church Street before turning right into Avenue Road. Take the next right into Priory Road continuing along this route for some distance. You will see a fork to the left into Woodshears Road. Continue bearing to the right uphill along Priory Road where Crellin House is the first building on the left.



## Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal verification) that the property is Leasehold. The property is held on a 99 year lease from 1989. We understand that the service charge is currently running at £2058.97 for the half year. There is a ground rent of £80.00 per half year. This covers the cost of window cleaning, external building repairs, maintenance to the communal areas (including the residents lounge on the ground floor and also a laundry room with washing machines and tumble dryers) and gardens, building insurance, maintenance of the alarm service and lift and for the provision of the house manager. Bennett, Clarke & James manage the building with the service charge being renewed in September 2022.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

## Council Tax

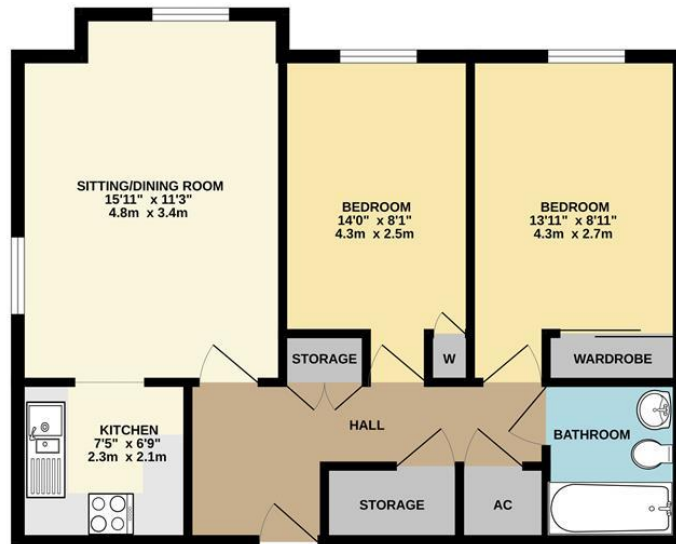
COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is B (81).

GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 607 sq.ft. (56.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, circles 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 not been tested and no guarantee as to their operability or efficiency can be given.  
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## MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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