

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WONDERFULLY PRESENTED GARDEN APARTMENT SITUATED IN A MODERN PURPOSE BUILT BLOCK POSITIONED IN A HIGHLY SOUGHT AFTER AND MOST CONVENIENT ROAD IN GREAT MALVERN. THE ACCOMMODATION WHICH BENEFITS FROM ITS OWN PRIVATE GARDEN, AS WELL AS LEVEL ACCESS FROM THE UNDERCROFT PARKING AND BENEFITS FROM ELECTRIC PANEL HEATING, DOUBLE GLAZING, ALARM AND OFFERS WELL PRESENTED ROOMS INCORPORATING TWO BEDROOMS, ONE OF WHICH HAS AN EN-SUITE. ENERGY RATING NO ONWARD CHAIN "D"**

## Apartment 1, Crystal Mount - Guide Price £290,000

59 Albert Road North, Malvern, WR14 3AA

2 1 2





# Apartment 1, Crystal Mount

## Location & Description

Positioned in a popular and much sought after area of Great Malvern within a short and easy walking distance to the range of independent shops, coffee houses, eateries, takeaways and Waitrose supermarket. Great Malvern also boasts the famous theatre complex with concert hall and cinema all in the backdrop of the Malvern Hills. Further and more extensive amenities are available on the retail park off Townsend Way where many high street names are on offer including Marks & Spencer, Boots and Morrisons to name but a few.

Transport communications are excellent with a mainline railway station in Great Malvern offering direct links to Worcester, Birmingham, Hereford and South Wales. Junction 7 of the M5 motorway just outside Worcester brings The Midlands, South West and South Wales into an easy commute.

A regular bus route services the local area.

## Property Description

1 Crystal Mount is a unique lower ground floor garden apartment in a purpose built complex. Of particular note is the lovely enclosed garden positioned to the east of the building and is for the sole use of Apartment 1.

Internally the apartment offers beautiful, modern accommodation that benefits from double glazing and electric panel heating with central control point to control all radiator, as well a security alarm.

Crystal Mount is a purpose built complex of fifteen apartments enjoying landscaped communal grounds and allocated parking for residents. Set behind an electric gated vehicular access making it a safe and secure complex within striking distance of the town of Great Malvern and the amenities on offer as well as excellent transport networks including Great Malvern railway station.

The apartment can be accessed via an intercom security system on the communal front door at the front of the building or alternatively with the allocated parking space for the apartment being positioned just outside the undercroft from where there is level access through a further communal door to the communal entrance hall where the private front door to Apartment 1 is positioned.

The accommodation in details comprises:

## Reception Hall

A welcoming space in the centre of the apartment enjoying inset ceiling downlighters. Wall mounted electric panel heater. Security alarm control point and video intercom entry system for the communal front door. Large useful storage cupboard and airing cupboard housing the hot water cylinder with useful shelving over. Oak veneered doors with chrome fittings open to

## Living Room 7.85m (25ft 4in) max x 6.12m (19ft 9in) max

A lovely dual aspect room enjoying double glazed patio doors opening to the wonderful enclosed, private garden for the sole use of Apartment 1. Further double glazed window to side, inset ceiling spotlights. Wall mounted electric panel heaters. This is a lovely open plan space which includes





### Kitchen

Fitted with a range of shaker style drawer and cupboard base units with chrome handles and roll edged worktop over along with matching wall units. Set into the worktop is a stainless steel sink unit with mixer tap. Range of integrated appliances including a four ring Whirlpool electric **HOB** with stainless steel extractor over, eye level single **OVEN, FRIDGE, FREEZER** and **WASHING MACHINE**. Further inset ceiling spotlights, further inset ceiling spotlights, matching splashbacks, extractor fan, tiled floor.

### Bedroom 1 3.18m (10ft 3in) x 2.82m (9ft 1in)

A good size bedroom enjoying a fitted wardrobe with mirrored sliding doors incorporating hanging and shelf space. Double glazed window to rear, wall mounted electric panel heater, inset ceiling spotlight and door to



### En-suite Shower Room

Fitted with a white low level WC, wall mounted wash hand basin with mixer tap, shower enclosure with sliding door and thermostatically controlled shower. Inset ceiling spotlights, tiled floor with underfloor heating. Wall mounted shaver point and ceiling mounted extractor.

### Bedroom 2 2.76m (8ft 11in) x 3.54m (11ft 5in)

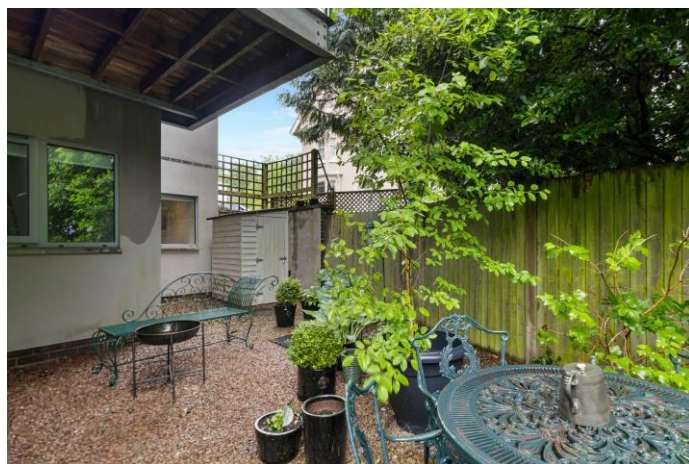
Double glazed window to rear, inset ceiling spotlights. Built in wardrobe with mirrored sliding doors incorporating hanging and shelf space. Wall mounted electric panel heater.

### Bathroom

Modern suite of close coupled WC, vanity wash hand basin with mixer tap. Panelled bath with mixer tap and splashbacks, tiled floor with underfloor heating. Wall mounted electric chrome heated towel rail. Lit mirror over sink. Inset ceiling spotlights and extractor fan.

### Private Garden

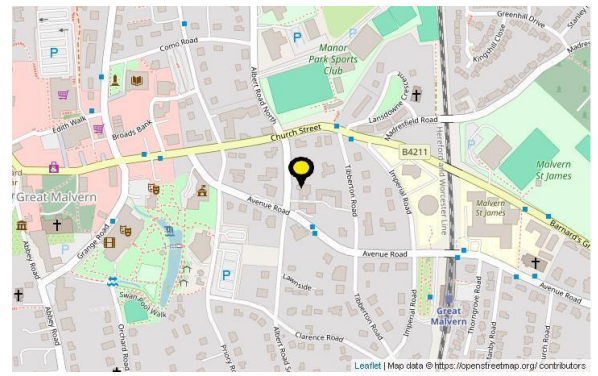
Stepping out through the patio doors from the living room onto a small paved area leading to a lawn with planted beds to all sides offering a variety of plants and shrubs. A circular patio area offers a wonderful seating space with a further large gravelled seating area to side. The garden is enclosed by a hedged and fenced perimeter. There is gated access to the communal garden.





## Directions

From the agents office in Great Malvern proceed south along the A449 towards Ledbury. Take the first left into Church Street proceeding downhill and over the traffic light controlled crossroads continuing towards Barnards Green. Shortly after take the first right into Avenue Road. Take the second left into Albert Road North where the entrance to Crystal Mount will be seen after a short distance on the right hand side.



## Services

We have been advised that mains electricity, water and drainage 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 125 year lease from 1<sup>st</sup> October 2009. The ground rent is £250 pa due to be reviewed in 2030 and the monthly service charge is £111.72.

## 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

## Viewing

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

## Council Tax

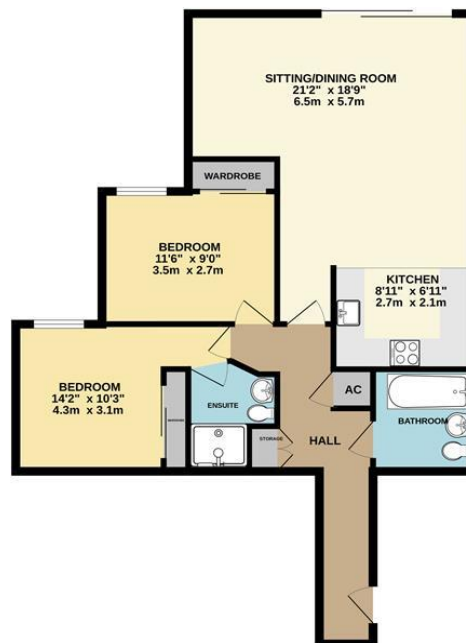
COUNCIL TAX BAND "C"

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 D (61).

GROUND FLOOR  
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other details 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 here are not to be used as a guarantee as to their operability or efficiency can be given. Made with Mapbox 10/24

## 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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