

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A GROUND FLOOR GARDEN APARTMENT WITH ITS OWN PRIVATE OUTDOOR SPACE AND SITUATED IN A HIGHLY CONVENIENT AND POPULAR LOCATION IN A PURPOSE BUILT BLOCK. ENTRANCE HALL, LIVING ROOM WITH FITTED KITCHEN, MASTER BEDROOM WITH EN-SUITE, FURTHER DOUBLE BEDROOM AND A BATHROOM. ELECTRIC HEATING, DOUBLE GLAZING, ALLOCATED PARKING SPACE. ENERGY RATING 'C'

Crystal Mount - Guide Price £300,000

59 Albert Road North, Malvern, WR14 3AA



2 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, Next 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

Apartment 2, Crystal Mount is positioned on the ground floor of this purpose built complex located close to the amenities of Great Malvern. One of the key selling points of this apartment is the fact that it has its own outdoor space which is accessed directly from the living room and is west facing.

Electrically controlled and operated vehicular gates open to the communal parking area where the apartment enjoys one allocated parking space. A short flight of steps lead up to the communal front door with video intercom entry system connected to each flat. From the communal hallway stairs and a lift reach all floors. The private front door for Apartment 2 is positioned on a level access from the communal front door.

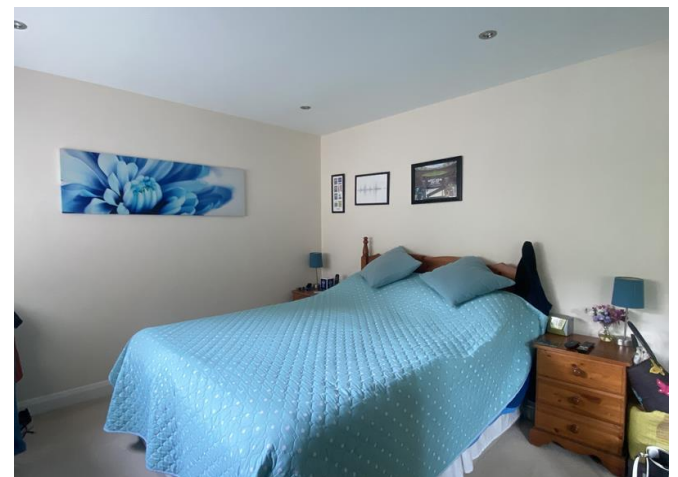
The beautifully presented and modern accommodation benefits from electric panel heaters, double glazing and comprises in more detail of:

Entrance Hall

Accessed through a private front door. L shaped with inset ceiling spotlights, alarm control panel, video intercom entry control panel to the communal front door. Electric panel heater with central control for the heating in the apartment. Storage cupboard, airing cupboard housing the pressurised hot water cylinder. Door to

Living Area 6.61m (21ft 4in) x 5.76m (18ft 7in) max

A wonderful open plan area enjoying triple aspect windows incorporating double glazed patio doors overlooking and opening to the private garden. On entering this room a fitted kitchen is positioned to the right and offers a range of drawer and cupboard base units with chrome handles and worktop over, inset into which is a one and a half bowl stainless steel sink with mixer tap. Range of integrated appliances including a four ring Whirlpool electric **HOB** with glass splashback and stainless steel extractor. Matching eye level cupboards, single **OVEN, FRIDGE** and **FREEZER**, undercounter connection point and space for washing machine.





The kitchen is open to the main living space that benefits from two electric panel heaters and inset ceiling spotlights. Further double glazed window to side.

Master Bedroom 3.23m (10ft 5in) x 3.10m (10ft) min to wardrobe

Double glazed window. A generous double bedroom with built in wardrobes with mirrored sliding doors incorporating hanging and shelf space. Wall mounted electric panel heater. Ceiling spotlights which can either be controlled by the wall mounted switch or via remote control. Door to

En-suite

Fitted with a white low level WC, wash hand basin with mixer tap. Shower enclosure with thermostatically controlled shower over. Inset ceiling spotlights, underfloor heating, ceiling mounted extractor fan. Splashbacks and floor in complimentary tiling. Lit mirror.

Bedroom 2 2.76m (8ft 11in) x 4.06m (13ft 1in) max into wardrobe

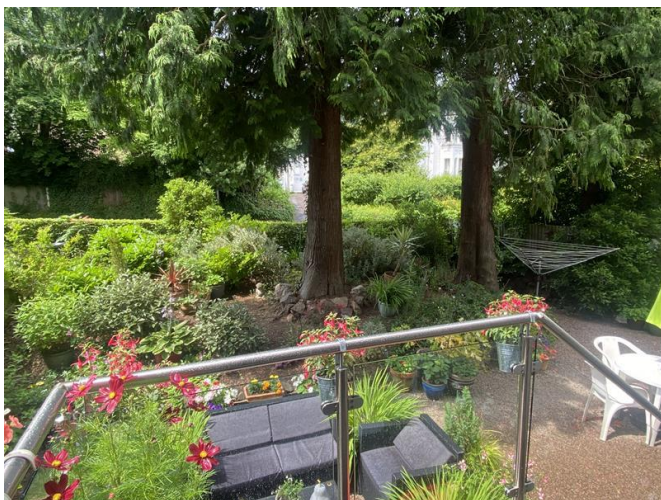
A further double bedroom with double glazed window. Inset ceiling spotlights and wall mounted electric panel heater. Built in double wardrobes incorporating mirrored sliding doors, hanging and shelf space.

Bathroom

Fitted with a close coupled WC, vanity wash hand basin with mixer tap, panelled bath with mixer tap and showerhead fitment. Inset ceiling spotlights, ceiling mounted extractor fan. Lit mirror over sink, wall mounted shaver point. Wall mounted chrome heated towel rail. Tiled walls and floor.

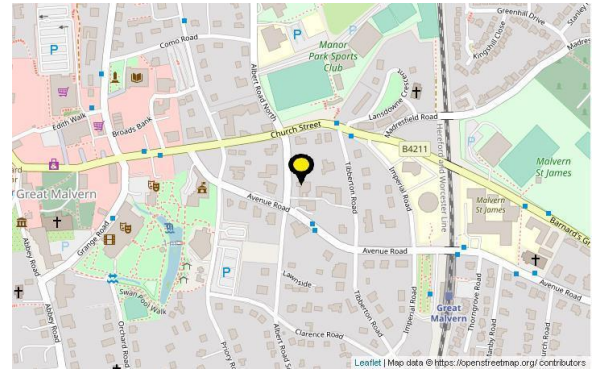
Outside

Decked steps with chrome and glass balustrading descend to the private garden which is for the sole use of apartment 2. The majority of the garden is laid to pea-gravel making for a wonderful seating area where there are planted beds and two large specimen trees. The garden is surrounded by a hedged, fenced and walled perimeter and there is gated pedestrian access directly to Albert Road North and also a further pedestrian gate giving direct access to the communal parking. The garden also has an outside light point.



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 Chrystal 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 1st October 2009. The ground rent is £500pa and the annual service charge is £106.28 per month.

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 formally 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

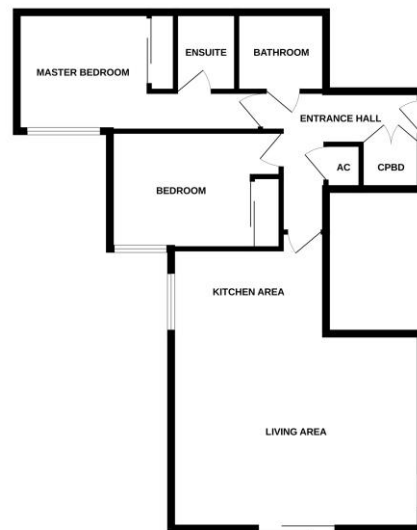
COUNCIL TAX BAND "C"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C (77).

GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



APT 2 CRYSTAL MOUNT
TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of these elements shall only be used as a guide. All quantities are approximate and should be used as such in any prospective purchase. The services, systems and appliances shown have not been inspected by a qualified person and are shown for information only.
Made and printed in Great Britain



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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.

