

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WONDERFULLY APPOINTED SECOND FLOOR APARTMENT AFFORDING FINE AND FAR REACHING VIEWS ACROSS THE SEVERN VALLEY IN THIS PURPOSE BUILT COMPLEX OF AUDLEY ELLERSLIE FOR THE OVER 55'S WITHIN THIS PRESTIGIOUS DEVELOPMENT CLOSE TO THE HEART OF GREAT MALVERN. ENERGY RATING "B"**

## Apartment 13 Vines Court - Guide Price £300,000

7 Ellerslie Drive, Malvern, WR14 3PH



# Apartment 13 Vines Court

## Location & Description

13 Vines Court enjoys a convenient position approximately five minutes walk from the heart of the cultural and historic spa town of Great Malvern where there is a fine range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex, the Splash leisure pool and gymnasium and Manor Park Sports Club.

Transport communications are excellent. There is a mainline railway station approximately half a mile away. Junction 7 of the M5 motorway at Worcester is about nine miles and Junction 1 of the M50 at Upton upon Severn ten miles.

The property is within walking distance of Peachfield Common and about half a mile from The Wyche Cutting (two or three minutes by car) which is the ideal gateway to the Malvern Hills.

## Property Description

13 Vines Court is a purpose built retirement complex or apartment for the over 55's within this award winning and popular retirement village of Audley Ellerslie. The property is positioned in a modern block of similar apartments and situated on the second floor affording fine and far reaching view across the Severn Valley. The wonderfully appointed living accommodation is modern, light and airy fitted with a range of fixtures and fittings finished to an exceptionally high standard.

Vines Court itself is situated at the bottom of the development a short walk from the car parking area and where a video controlled communal front door opens to the communal hallway having a lift and stairs to all floors.

The apartment is situated on the Audley Ellerslie Development. As an owner of Audley Ellerslie you will automatically become a member of the Audley Club. This membership entitles you to use the facilities, including the restaurant, bistro bar, health and wellbeing centre, fitness suite and swimming pool. There are also regular owner-only swimming sessions and an owners' library.

The private front door for Apartment 13 situates off the communal landing on the second floor and can be accessed via the lifts and stairs to all floors. The front door opens to

## Reception Hallway

A welcoming space at the hub of this apartment and from where all principle rooms open from. There are two useful storage cupboards, one of which houses the wall mounted gas fired boiler. There is also a further double doored clothes cupboard, alarm control system as well as the controlled entry system to the front door. The living accommodation in more detail comprises

## Cloakroom

Fitted with close coupled WC and wall mounted wash hand basin with mixer tap, tiled splashbacks and floor. Chrome wall mounted heated towel rail, inset ceiling LED downlighter and ceiling extractor.





### Living Room

This is an open plan area positioned to the rear of the building and taking in the splendid views and is currently divided into two main areas.

### Living Area 6.20m (20ft) x 4.08m (13ft 2in)

Having double glazed double doors with matching side panels opening to the juliet style balcony taking in the superb views on offer. Two radiators, two ceiling light points and being open to

### Kitchen 3.64m (11ft 9in) x 2.56m (8ft 3in)

Fitted with a range of drawer and cupboard base units with worktop over and matching wall units. Sunk into the work surface is a one and a half bowl stainless steel sink unit with mixer tap and drainer. There is a range of integrated appliances including Neff four ring electric **HOB** with stainless steel extractor over and eye level double oven as well as a **FRIDGE FREEZER**, slimline **DISHWASHER** and Bosch **WASHING MACHINE**. LED downlighters, tiled floor within this area.

### Bedroom 1 4.18m (13ft 6in) x 3.02m (9ft 9in) minimum 14' maximum into recess

Double glazed dormer window to front with views. Built-in wardrobes incorporating hanging and shelf space. Ceiling light point, radiator and door opening through to

### Wet Room En-suite

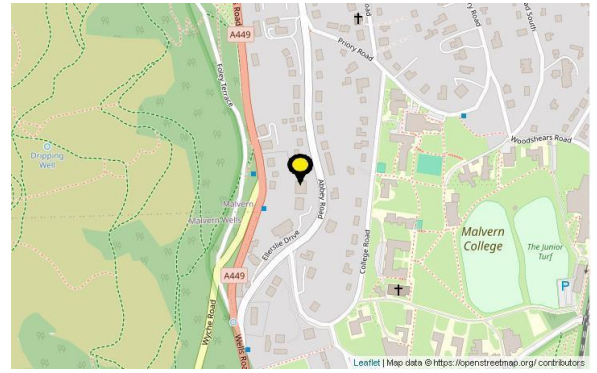
Fitted with a close couple WC and wall mounted wash hand basin with mixer tap and mirrored cabinet over with light. A walk-in thermostatic controlled shower with glass splashback. LED downlighters, splashbacks and floor finished in complimentary tiling and wall mounted chrome heated towel rail.

### Outside

The property enjoys use of the communal grounds which are immaculately kept with planted beds interspersed with lawns. Throughout the development sloped and stepped pathways lead to the various levels with strategically placed lifts. Residents parking with visitor spaces.

## Directions

From the John Goodwin Malvern office proceed down Church Street turning right at the traffic lights into Abbey Road. Shortly afterwards take the left hand turn into Ellerslie Drive following the road down to the right where the visitors' parking is located.



## 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 250 year lease from February 2020. The Management Fee is £588.29 per calendar month. There is an additional annual charge for residence parking if required and other fees.

## 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

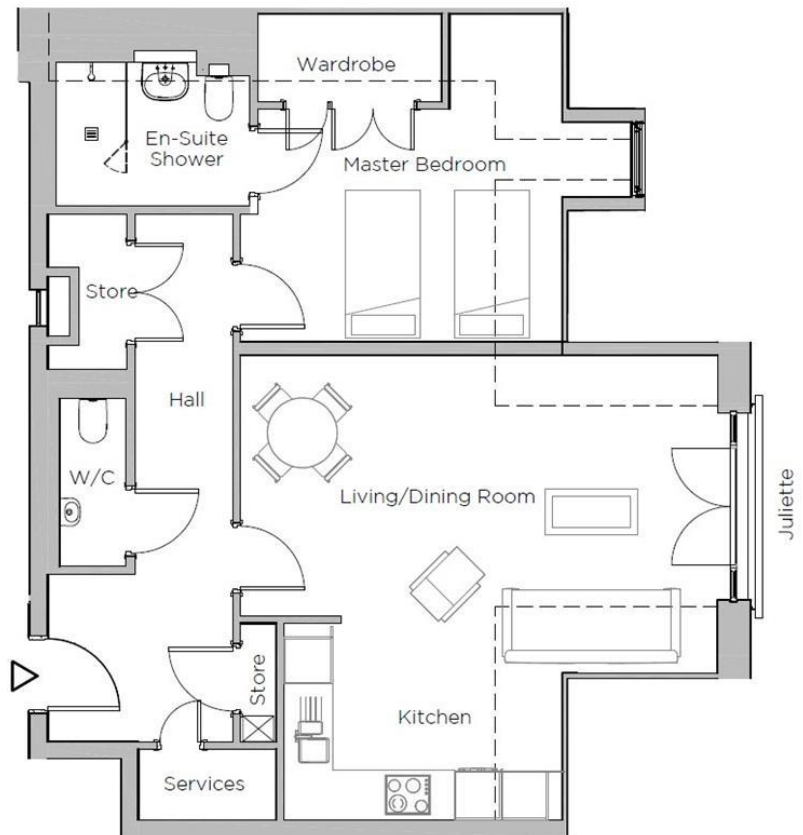
## Council Tax

COUNCIL TAX BAND "F"

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) 84.



### 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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