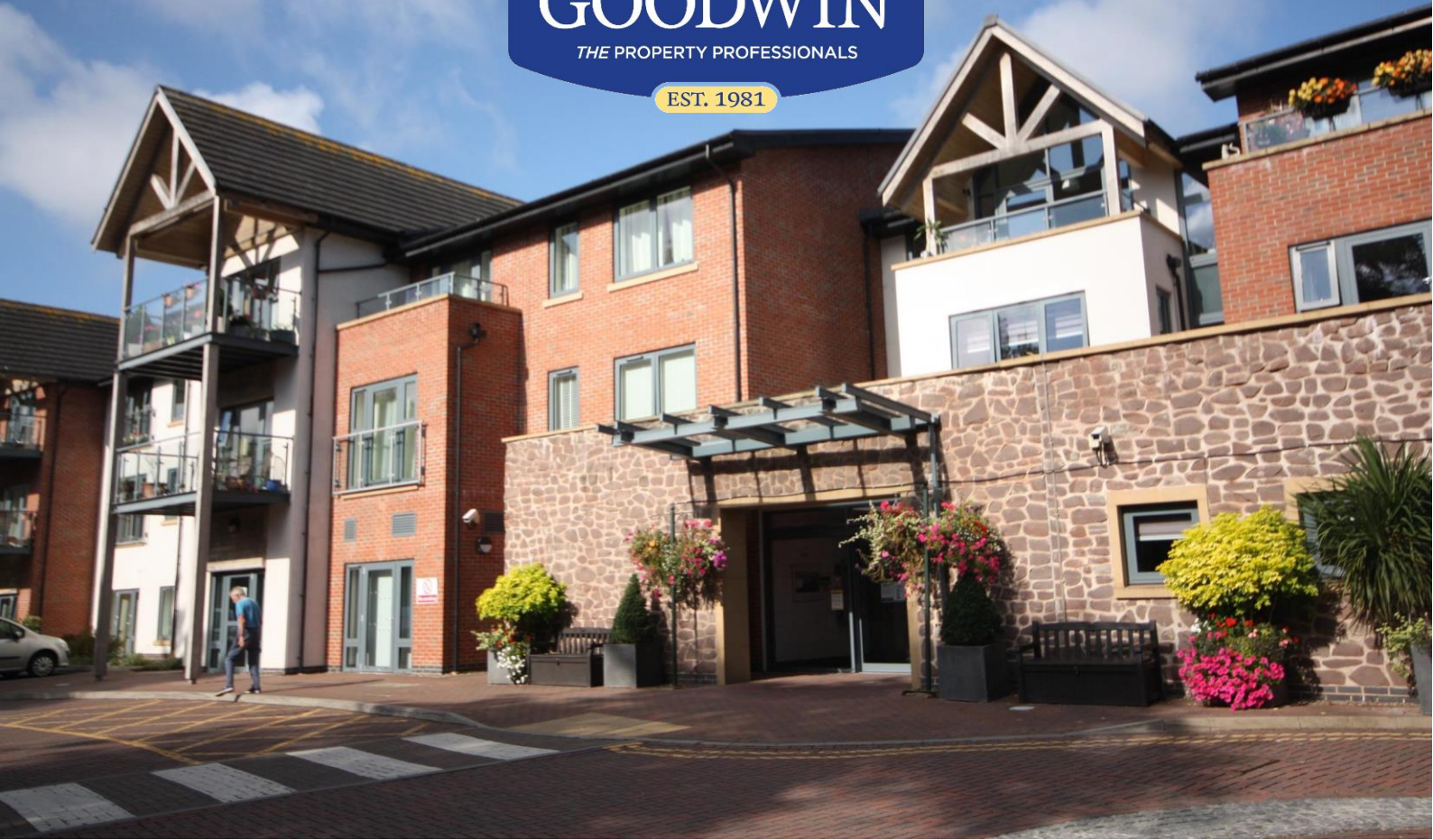


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



SITUATED IN A HIGHLY POPULAR AND SPECIFICALLY DESIGNED COMPLEX FOR THE OVER 55'S. A BEAUTIFUL FIRST FLOOR, TWO BEDROOMED RETIREMENT APARTMENT OVERLOOKING THE CENTRAL COURTYARD. ENERGY RATING "B" NO CHAIN

139 Clarence Park – Guide Price £260,000

415 Worcester Road, Malvern, Worcestershire, WR14 1PP



139 Clarence Park

Location & Description

Clarence Park Village enjoys a convenient position on the outskirts of Malvern and within walking distance of Malvern Link where there is a comprehensive range of amenities including shops, a bank, Lidl and Co-op supermarkets, places to eat out and takeaways. Less than quarter of a mile distant is Malvern's main retail park where there are a number of familiar names including a large Morrisons superstore, Marks & Spencer, Boots, Cafe Nero and several others. The historic and cultural Spa town of Great Malvern is only a mile away. Here there is an even wider choice of facilities 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 less than quarter of a mile away in Malvern Link and Junction 7 of the M5 motorway at Worcester is about six miles.

Clarence Park Village is a highly regarded complex of homes for the over 55's which was originally conceived, designed and completed approximately ten years ago. It is run by the Platform Housing Group and has a deserved reputation for the way it is run and for its facilities which include an IT suite, gym, library, restaurant, bar, lounge, coffee shop, craft room, a health and beauty salon, games room, conservatory and even a village hall function room. There is something for everyone and a real community spirit.

Property Description

139 Clarence Park is a first floor apartment in a highly convenient retirement complex for the over 55's. The apartment is situated on the first floor and can be accessed via a lift or stairs from the communal reception area. The private front door for number 139 is positioned at first floor level. One of the key selling points of the property is the fact that it overlooks the central courtyard which is communal and for the use of all residents, being beautifully planted and with an array of specimen trees and a central lawned area.

The apartment itself benefits from double glazing, central heating and comprises in more detail:

Reception Hall 4.21m (13ft 7in) max x 2.45m (7ft 11in) max

A private front door opens from the communal corridor. A welcoming space enjoying a double storage cupboard with shelving. Ceiling light points, emergency alarm pull control system and further single storage cupboard. From this hall door open to

Living Room 5.30m (17ft 1in) x 3.54m (11ft 5in)

A lovely room with double glazed pedestrian door with matching side panels opening to a Juliet style balcony overlooking the communal garden. Two ceiling light points, two wall light points, radiator. Wall mounted telephone system linking the communal front door allowing for security and remote access for visitors.





Kitchen 2.61m (8ft 5in) x 3.54m (11ft 5in)

Fitted with a range of drawer and cupboard base units with chrome handles and a roll edge worktop over. Inset stainless steel sink units with mixer tap and drainer under a double glazed window overlooking the communal corridor. Matching wall units with LED underlighting. Range of integrated appliances including a four ring **INDUCTION HOB** with stainless steel extractor over and single **OVEN. FRIDGE** and **FREEZER, DISHWASHER** and space and connection point for washing machine, tiled splashbacks. Inset ceiling LED downlighters.

Bedroom 1 5.11m (16ft 6in) x 2.94m (9ft 6in)

Double glazed window to rear overlooking the communal central garden. A good size double bedroom with ceiling light point and a range of fitted wardrobes with mirrored sliding doors incorporating hanging and shelf space. Radiator.

Bedroom 2 3.13m (10ft 1in) x 2.48m (8ft)

Also positioned to the rear of the building overlooking the communal garden through a double glazed window. Ceiling light point and radiator.

Wetroom

Fitted with a close coupled WC, wall mounted wash hand basin with worktop shelf over under a mirrored wall. Walk-in wetroom style shower with glass side and thermostatically controlled, hand held shower over. Tiled walls and floor. Shaver point, LED downlighters and radiator.

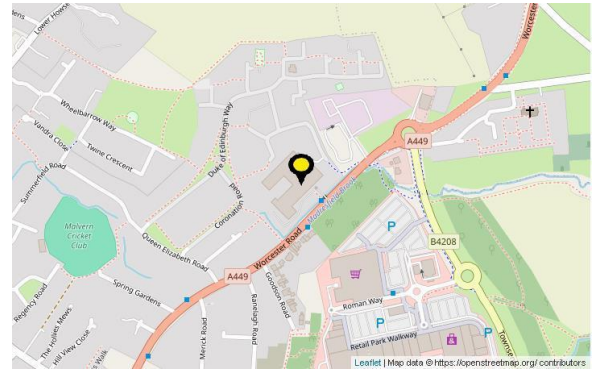
Outside

All the residents of Clarence Park enjoy the benefit of the communal gardens that are fully maintained.

There is a residents carpark on a first come, first served basis.

Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After approximately quarter of a mile pass through a set of traffic lights bearing right downhill with Malvern Link common on your right hand side. Drive past both the railway station and fire station (both on your left) and continue into the centre of Malvern Link. Carry on straight over the main traffic lights in the centre of the Link passing a BP garage on your left and a Texaco garage on your right. Continue through the next set of lights carrying on for about quarter of mile. You will see a further set of pedestrian lights. Immediately before these turn left into Clarence Park Village.



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 March 2014. The service charges are £349.09 monthly and amenity charge of £213.07 monthly.

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

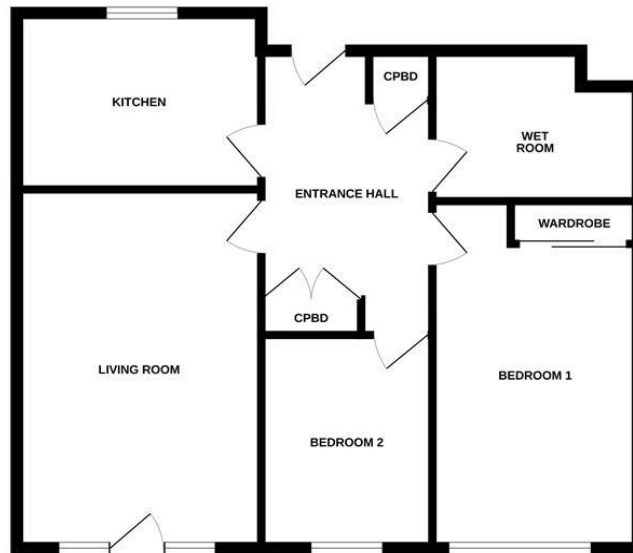
COUNCIL TAX BAND "C"

This information may have been obtained 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).

GROUND FLOOR
701 sq. ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq. ft. (65.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of doors, windows, rooms and all other items are approximate only and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. The services, systems and appliances shown have not been tested and no guarantee is to be given. Made with Metropix 02/24



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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