

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A BEAUTIFULLY PRESENTED SECOND FLOOR APARTMENT FOR THE OVER 60'S, PART OF THE EXCLUSIVE AUDLEY ELLERSLIE COMPLEX SITUATED IN A PREMIER AREA OF GREAT MALVERN WITH FINE VIEWS OVER WORCESTERSHIRE AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE. CURRENTLY COMPRISING AN ENTRANCE HALL, LOUNGE/DINING ROOM (WITH EXTERNAL BALCONY), A WELL EQUIPPED KITCHEN, TWO BEDROOMS (ONE OF WHICH HAS AN EN-SUITE SHOWER ROOM WITH WC), SEPARATE BATHROOM WITH WC, GAS CENTRAL HEATING, DOUBLE GLAZING AND LIFT TO ALL FLOORS. ENERGY RATING "B"

Lewis Court - Guide Price £395,000

2 Ellerslie Drive, Malvern WR14 3LJ



Apartment 9, Lewis Court

Location & Description

The apartment is located in the highly exclusive Audley Ellerslie Retirement Complex that provides luxury living in the heart of Great Malvern and is set against the backdrop of the Malvern Hills. It comprises a number of grand fully restored Victorian Mansions including a Grade II listed dwelling that forms the centre piece of the village, although 9 Lewis Court itself is in fact part of a recently constructed building.

The complex offers an independent lifestyle in a secure environment where the beautifully manicured and imaginatively designed communal gardens are fully maintained. The village has its own Library and the highly regarded Audley Club which includes a restaurant, bar bistro, gym, swimming pool and beauty spa. As an Audley homeowner one can enjoy access to this club along with fitness classes and personal training. Should residents require any extra help in the future Audley Care can provide as little or as much support as needed.

Great Malvern town centre is only a quarter of a mile away. Here there is a full range of amenities including shops and banks, Waitrose supermarket and the theatre and cinema complex.

Property Description

9 Lewis Court is on the second floor of a contemporary four storey building. All floors are served by a lift and from its elevated position the apartment enjoys commanding views across the communal grounds and the surrounding countryside and hills of Worcestershire. Central heating is provided by way of a gas fired boiler serving radiators, supplemented by double glazed windows.

The accommodation comprises:

Entrance Hall

Two substantial storage cupboards (one housing the gas fired boiler).

Lounge/Dining Room 4.83m (15ft 7in) x 3.72m (12ft)

With double glazed doors opening onto an external balcony with views across Malvern towards the Severn Valley. Second double glazed window overlooking the complex itself. This room is open plan to the

Kitchen 3.46m (11ft 2in) x 2.71m (8ft 9in)

Fully fitted SieMatic handleless floor and eye level cupboards with Corian worktops and a number of integrated white goods including a Bosch **WASHER DRYER**, Autosense extractor fan, ceramic **HOB**, Neff fan assisted **OVEN**, combination **MICROWAVE OVEN**, **DISHWASHER** and Neff **FRIDGE FREEZER**. Under unit pelmet lighting, coloured glass splashback to hob, one and a half bowl stainless steel sink unit with mixer tap spray head and Minoli ceramic tiled flooring.

Bedroom 1 3.80m (12ft 3in) x 2.92m (9ft 5in)

With two large built in wardrobes and double glazed window enjoying fine views across the Severn Valley. Door to





En-Suite Shower/Wet Room

With Minoli ceramic tiling to walls and floor. Walk-in shower, elegant white Villeroy & Boch sanitaryware and Hansgroh fittings. Fitted cabinet with integrated lighting and shaver points, chrome heated towel rail and glass screen to shower with Hansgroh controls.

Bedroom 2 3.80m (12ft 3in) x 2.92m (9ft 5in)

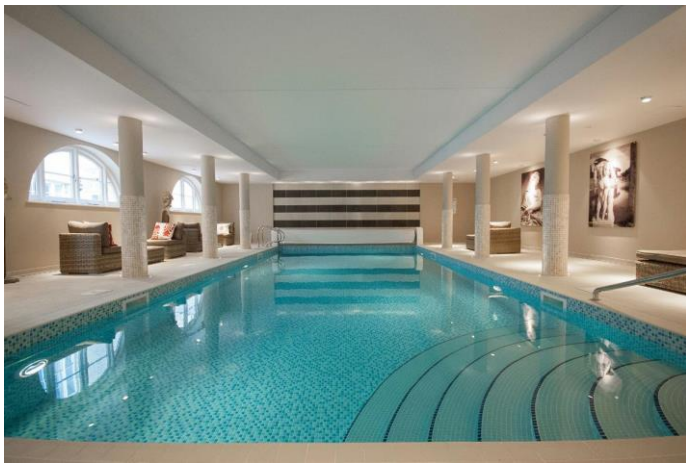
With double glazed window overlooking Severn Valley.

Bathroom

Fully equipped with an elegant white Villeroy & Boch suite and Hansgroh fittings. Minoli ceramic tiled walls and flooring, cabinet with integrated lighting and shave points. Chrome heated towel rail.

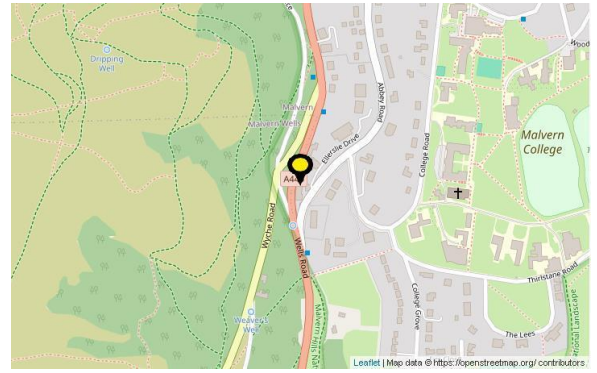
Outside and Communal Areas

All residents have the benefit of access to the beautifully landscaped and elegant communal grounds. In addition to this they automatically become a member of the Audley Club entitling them to full use of 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 resident's dining room is a particular feature with its stylish decor and well stocked bar.



Directions

From the agents office in the centre of Great Malvern proceed south along Wells Road for a short distance ignoring the right hand fork to Colwall. Continue for a further few hundred yards before taking the first turn to the left (this is a very sharp U turn) into Abbey Road. The entrance to Ellerslie Drive is almost immediately on the left.



Services

We have been advised that mains gas, 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 confirmation) that the property is held on leasehold tenure for an original term of 250 years (approximately 244 years remaining). There is a monthly service charge of £587.66 per month payable. There is also an annual ground rent of £500.00 per annum.

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

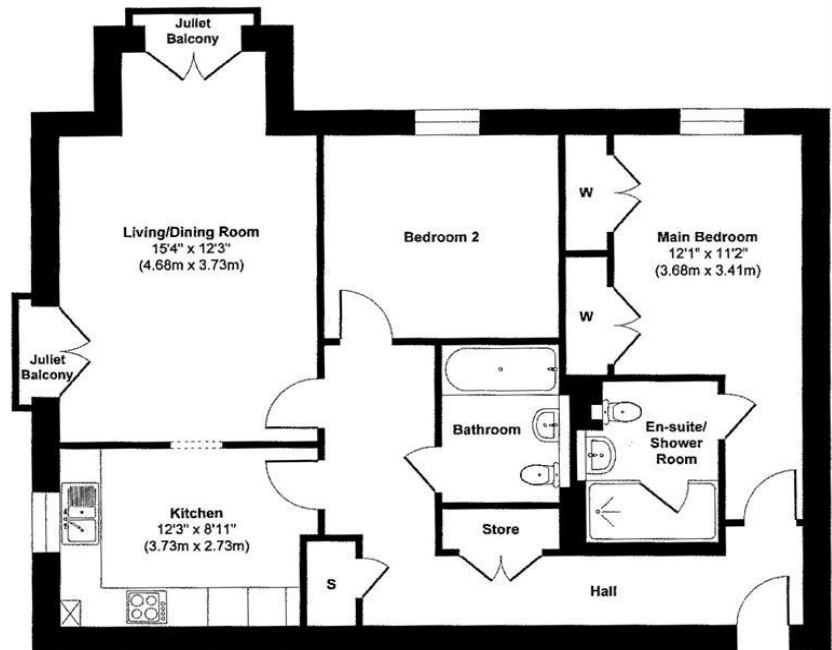
Council Tax

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).



Floor Plan

Approx. Gross Internal Floor Area 914 sq. ft / 84.91 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.



Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk

MARKET RESEARCH ACT, 1997 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.
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