

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A UNIQUELY POSITIONED GROUND FLOOR GARDEN RETIREMENT APARTMENT FOR THE OVER 55'S
POSITIONED CLOSE TO THE COMMUNAL ENTRANCE AND HAVING EASY ACCESS AND OVERLOOKING THE
CENTRAL COMMUNAL GARDEN. ENJOYING ONE BEDROOM, LIVING ROOM, KITCHEN, WET ROOM STYLE
SHOWER ROOM. NO CHAIN. EPC RATING "C"**

1 Clarence Park - Guide Price £185,000

415 Worcester Road, Malvern, Worcestershire, WR14 1PP



1 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, Lidl and Co-op supermarkets, Post Office, pharmacies, 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, Argos, Next, 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. Clarence Park benefits from regular care services (available upon request for an extra cost).

Transport communications are excellent. There is a mainline railway station less than a mile away in Malvern Link. The M5 motorway (junction 7) at Worcester is about 7 miles away.

There is a bus stop right outside Clarence Park with regular services to Great Malvern and Worcester (15 minutes away).

Clarence Park Village is a highly regarded complex of homes for the over 55s 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's run and for its facilities, which include an IT suite, library, restaurant, bar, lounge, coffee shop, craftroom, 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. Just along the corridor from the apartment is a guest suite which can be booked, along with a bathroom with step-into bath for the use of residents. There is also a weekly laundry service, with clothes collected and returned to individual flats, at extra cost.

The restaurant offers meals at certain times throughout the day. Lunch can be pre-booked, and/or delivered to individual flats at extra cost if required.

Property Description

Flat 1 Clarence Park is a wonderfully located ground floor apartment within this purpose built complex for the over 55's. One of the unique selling benefits of this property is its close proximity to the communal entrance as well as lifts and stairs to all floors. Being positioned on the ground floor the property from the rear aspect overlooks and has access to all floors as well as overlooks the lovely communal garden which is a real selling point and one that will be enjoyed by any discerning buyer.

From the entrance hall security double doors open to the communal corridor and past the lifts and stairs to all floors, shortly after which the private front door for Apartment 1 is positioned and opens to the living accommodation benefitting from central heating and double glazing.





The living accommodation in more detail comprises

Entrance Hall

Ceiling light point, double doored storage cupboard with hanging and shelf space. Emergency alarm control panel and pull cord. Doors open through to

Sitting Room 5.97m (19ft 3in) x 3.80m (12ft 3in)

Being a lovely generous room positioned to the west aspect of the building and having a double glazed pedestrian door with matching double glazed windows to side opening and overlooking the lovely central communal garden. Two ceiling light points, radiator, two wall light points. Wall mounted intercom which operates the communal front door and gives remote access.

Kitchen 3.13m (10ft 1in) x 2.53m (8ft 2in)

Fitted with a range of white fronted drawer and cupboard base units with chrome handle and rolled edged worktop over with matching wall units. There is a range of integrated appliances including a four ring Zanussi induction **HOB** with extractor over and single Zanussi **OVEN**, **FRIDGE** and **FREEZER**. Tiled splashbacks, inset ceiling spotlights, emergency alarm pull cord.

Bedroom 1 4.49m (14ft 6in) x 3.56m (11ft 6in)

A double glazed window overlooks the central communal garden. A double bedroom with two ceiling light points and radiator.

Wet Room

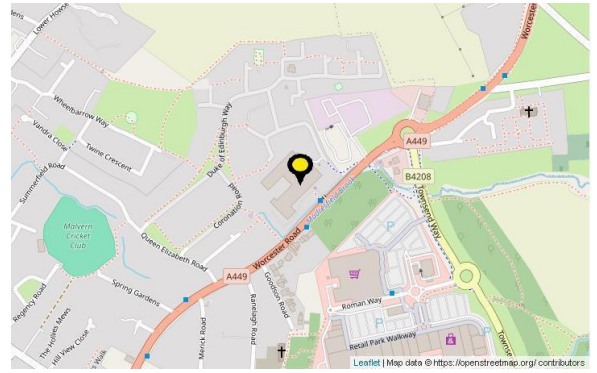
Enjoying a close coupled WC with mirrored wall over and vanity wash hand basin with mixer tap, walk-in shower enclosure with thermostatic controlled shower over, walls and floor finished in complimentary tiling. Ceiling spotlights, radiator. Emergency alarm pull chord.

Outside

All the residents of Clarence Park Village enjoy the benefits of the communal gardens and grounds which are fully maintained, level and wheelchair-friendly all the way round the building.

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 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

The property is offered with full leasehold tenure for a term of 125 years from 2014.

A service charge of £569.22 per month is also paid to provide for the costs of all services and benefits offered by Clarence Park Village which include buildings insurance, a management fee, maintenance of the communal areas, water and heating

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 "B"

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 C (79).



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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.

