

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A BEAUTIFULLY PRESENTED AND CONVENIENTLY LOCATED GROUND FLOOR APARTMENT WITH DIRECT ACCESS ONTO THE COMMUNAL GARDENS. ONE BEDROOM, WETROOM/SHOWER ROOM, HALLWAY, LIVING ROOM AND KITCHEN. PURPOSE BUILT FOR THE OVER 55'S. NO ONWARD CHAIN ENERGY RATING "C"

Apartment 5, Clarence Park – Asking Price £240,000

415 Worcester Road, Malvern, WR14 1PP



Apartment 5, 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 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'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, gym, conservatory and even a village hall function room. There is something for everyone and a real community spirit. There are two guest suite within the complex 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. Clarence Park benefits from care services through Radis Community Care.

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

Apartment 5, Clarence Park is a wonderfully located and light-filled ground floor apartment in a purpose built complex for the over 55's which has been well maintained by the current owner. One of the unique selling benefits of this apartment is its close proximity to the communal entrance along with direct access to the communal grounds from the apartment itself. There is lift access to all floors.

From the communal entrance hall security double doors open to a communal hall with lift and stairs to all floors and provides access to the private front door to Apartment 5 which opens to the accommodation that benefits from central heating and double glazing.





The accommodation in more details comprises

Entrance Hall

Ceiling light point and double width storage cupboard with shelving. Emergency alarm control panel with pull cord. Carpet and doors to

Kitchen/Breakfast Room 3.13m (10ft 1in) x 2.66m (8ft 7in)

Tiled floor, partially tiled walls, range of base and eye level units, worktops, pelmet lighting, stainless steel sink and drainer, built-in OVEN, Zanussi INDUCTION HOB with extractor over. FRIDGE FREEZER and WASHER DRYER. Double glazed window to hallway. Ceiling light point, emergency pullcord and space for table.

Sitting/Dining Room 3.80m (12ft 3in) x 4.47m (14ft 5in)

Carpet, two pendant light fittings, radiator, two wall lights, TV point, double glazed door opening directly onto the communal garden windows either side. Intercom telephone system.

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

Carpet, radiator, two pendant light fittings, double glazed window overlooking the beautifully maintained gardens.

Bathroom/Wetroom

Tiled floor and walls, walk-in shower cubicle with mains shower connected, spotlights, extractor fan, radiator, vanity wash hand basin and close coupled WC with large mirror above.

Outside

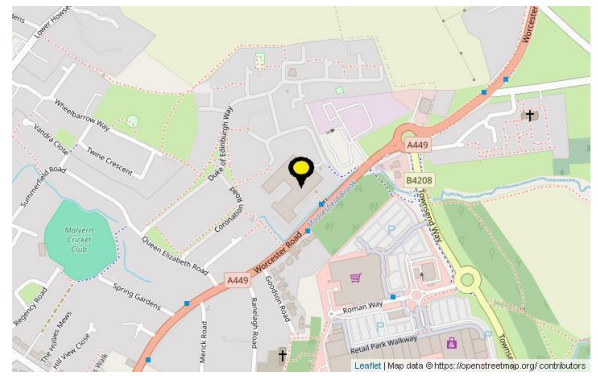
This apartment has direct access onto the communal gardens. All residents of Clarence Park are able to enjoy these beautifully maintained grounds which boast colour and maturity all year round, and a number of seating areas throughout to enjoy the peaceful setting. The gardens are level, and wheelchair friendly throughout. The conservatory is the ideal space for potting and to enjoy a lovely outlook over the gardens.

Agents Note

As part of the lease, buyers should be aware that on selling the property there will be a 1% charge for each year of occupation (up to ten years) which will be based on the final agreed sale price and payable on completion of the sale. This is a final contribution to the sinking fund.

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. The service charge is approximately £6,820.32 and is 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

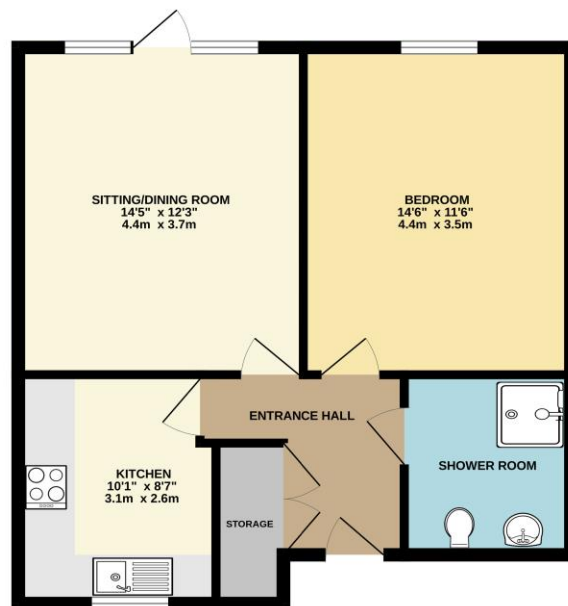
COUNCIL TAX BAND "B"

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 (76).

GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 557 sq.ft. (51.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this document. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency over time.

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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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