

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN IMPRESSIVE GROUND FLOOR APARTMENT LOCATED IN GREAT MALVERN WITH CONVENIENT ACCESS TO THE TOWNS AMENITIES AND PUBLIC TRANSPORT. THE ACCOMMODATION IS LET UNFURNISHED. THERE IS A VIDEO DOOR ENTRY SYSTEM, GATED PRIVATE ALLOCATED PARKING SPACE AND LIFT TO ALL FLOORS. THE COURTYARD GARDEN IS FOR EXCLUSIVE USE TO THIS APARTMENT.

DEPOSIT £1269.23

COUNCIL TAX C, NO PETS, NO CHILDREN, NO SHARERS

£1,100 Per Month

Crystal Mount, Apartment 15, 59 Albert Road North, Malvern, WR14 3AA

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59 Albert Road North, Malvern

An impressive ground floor apartment located in Great Malvern with convenient access to the towns amenities and public transport. The accommodation is let unfurnished and comprises; Entrance hall, open plan living room with patio doors leading to the courtyard garden, fully fitted kitchen with appliances and quartz worktops, seperate shower room, two double bedrooms, master having ensuite bathroom with shower over bath, The heating in the property is underfloor heating to the tiled areas and the bedrooms have electric heaters. There is a video door entry system, gated private allocated parking space and lift to all floors. The courtyard garden is for exclusive use to this apartment

Deposit £1269.23

COUNCIL TAX C, NO PETS, NO CHILDREN, NO SHARERS

EPC D. CONTACT MALVERN OFFICE.

Directions

From the agents office in Great Malvern proceed south along the A449 towards Ledbury. Take the first left into Church Street proceeding downhill and over the traffic light controlled crossroads continuing towards Barnards Green. Shortly after take the first right into Avenue Road. Take the second left into Albert Road North where the entrance to Chrystal Mount will be seen after a short distance on the right hand side.

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 infer 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 2009. The ground rent is £500.00 pa and the annual service charge is £76.39 per month. We understand from our vendor that the service charge is due to be reviewed

in April 2021 and could be increased by 5%.

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 by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is 61(D).

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 formerly 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.



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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.

