



## Mason Court Ellerslie Drive, Malvern, WR14 3LX

Price Guide £399,995

A large two bedroom luxury apartment situated in the sought-after Audley Ellerslie village in Great Malvern. Audley Ellerslie is an over 60's only village with incredible onsite facilities including a swimming pool, restaurant, bar/bistro, gym and beauty spa. Onsite personal care service is available should you require it now, or in the future. The apartment itself is beautifully presented, located on the left of the building with its own private courtyard looking onto the gardens. In brief, the accommodation comprises: Hallway with storage cupboards, fitted kitchen, living/dining room, two good sized bedrooms with the master benefitting from built-in wardrobes and ensuite wet room. We highly recommend arranging to view this apartment and the facilities offered. This apartment is offered in a NO CHAIN SALE SITUATION.



# Apartment 2, Mason Court, Ellerslie Drive, Malvern, WR14 3LX

## ENTRANCE

Approached through the main entrance, there is a staircase and lift to take you to the first floor. Follow the hallway around to the left and the apartment is at the end of the hallway, being ground floor and at the rear.

## ENTRANCE HALL

Two ceiling lights, control panel for entry system, two cupboards, alarm system, radiator.

## KITCHEN

Downlights, under-unit lighting, integrated fridge/freezer, hob, oven and grill, dishwasher, washer dryer, cupboard housing boiler, sink and drainer, floor and wall units, vinyl floor, fan window to rear aspect.

## LOUNGE/DINING ROOM

Two ceiling lights, rear aspect window and French doors to patio, television and internet points, power sockets, radiator.

## BEDROOM ONE

Dual aspect windows, two ceiling lights, two double built-in wardrobes, door to ensuite, internet and television points, power sockets, radiator.

## ENSUITE SHOWER ROOM

Chrome heated towel rail, downlights, walk-in shower with glazed screen, wall mounted hand basin, low-level WC, mirrored vanity cupboard, tiled walls and floor.

## BEDROOM TWO

Ceiling light, window to side aspect, radiator, power sockets, television and internet points.

## BATHROOM

Downlights, chrome heated towel rail, bath with shower head attachment, wall mounted hand basin, low level WC, wall mounted mirrored vanity cupboard, partly tiled wall and floor.

## OUTSIDE

The apartment benefits from a peaceful private courtyard to the side of the property, which is a fantastic place to sit and enjoy the pleasing surroundings. There is parking and we are advised that parking fees apply.



## LEASE DETAILS

Leasehold for a term of up to 250 years from 2017.  
Monthly Management Fee: £701.47. Annual Ground Rent: £500

The Audley owners have been given a firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to the property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater.

Option 1: 1% per year or part-year up to a maximum of 15 years (15%). Option 2: 2% per year or part thereof to a maximum to 15 years (30%), Options 1-2 correspond to Options 1-2 for the Monthly Management Fee, option dependent on the property, as per the lease.

## DIRECTIONS

From our office on the Worcester Road, turn right onto the A449 Worcester Road past Belle Vue Terrace and onto the Wells Road. Carry on along the Wells Road until you get to Abbey Road, which you will turn left on to. As you continue a short distance along Abbey Road, Ellerslie drive entrance is situated on the left hand side. As you enter Ellerslie Drive, bear right and follow the road through the village until you get to Mason Court. Parking is available outside the building and we will meet you at the entrance of the building. To arrange a viewing or with any queries on the property please call Allan Morris on 01684 561411.

**what3words**





**TENURE:** We understand the property to be Leasehold, but this point should be confirmed by your solicitor.

**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**SERVICES:** Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: F

**MAKING AN OFFER:** At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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