

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A CONVENIENTLY SITUATED GROUND FLOOR RETIREMENT APARTMENT FOR THE OF 60'S AT THE REAR OF THIS PURPOSE BUILT COMPLEX CLOSE TO THE AMENITIES OF BARNARDS GREEN AND HAVING DIRECT ACCESS TO THE REAR GARDEN. ENERGY RATING "C" NO CHAIN**

## 5 Merrievale Court - Guide Price £130,000

Barnards Green Road, Malvern, WR14 3NE

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# 5 Merrievale Court

## Location & Description

Merrievale Court enjoys a convenient position in one of Malvern's premier areas only a couple of minutes walk from the bustling centre of Barnards Green where there is a fine range of amenities including shops, the Co-operative supermarket, Post Office and takeaways. The retail park off Townsend Way is about a mile away and has shops to include Morrisons, Marks & Spencer, Next and Boots. Great Malvern railway station is less than a quarter of a mile away and the property is also within walking distance of open common land.

The wider facilities of Great Malvern are about a mile distant. Here there are additional shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Junction 1 of the M50 motorway south of Upton upon Severn is about 9 miles away and junction 7 of the M5 at Worcester is a similar distance.

## Property Description

Constructed in the late 1980s Merrievale Court is an imaginatively designed complex of 21 properties arranged over three floors. It is designed to cater for the active retired and is available to buyers over the age of 60 years. The apartment has an alarm system which allows calls between the residents and the manager. In the manager's absence the alarm is linked by telephone to a call centre. There is also a personal alarm pendant linked to the same system. The building also has a lift, wheelchair access, a shared resident's lounge (with kitchen and toilet facilities), a laundry room (fitted with washing machines and tumble driers) and a guest's suite for overnight visitors.

The property has electric storage heating and double glazed windows. The accommodation includes an entrance hall, lounge, kitchen, two bedrooms and a shower room. Merrievale Court is set in well maintained and attractively landscaped communal grounds where there is parking for residents and visitors.

5 Merrievale, being on the ground floor has direct access from the rear of the complex to the communal garden.

The property has easy access to the communal laundry and lounge, positioned on the same floor.

The accommodation comprises in more detail:

### Entrance Hall

Ceiling light point, wall mounted electric storage heater. Emergency alarm master control panel with pull cord. Useful storage cupboard housing the hot water tank and shelving. Door to

### Sitting Room 4.08m (13ft 2in) min extending into recess to 17'2 max x 3.51m (11ft 4in)

Double glazed window to rear overlooking the communal garden. Ceiling light point, coving to ceiling, wall mounted





electric storage heater. Feature fire surround and hearth. Emergency alarm pull cord, useful recess and door to

#### **Kitchen 2.32m (7ft 6in) x 2.17m (7ft)**

Fitted with a range of drawer and cupboard base units with roll edged worktop over and matching wall units incorporating display cabinet. Corner carousel cupboard to base unit. Integrated two ring electric **HOB** with **DOUBLE OVEN** under. Stainless steel sink unit with mixer tap and drainer. Space for fridge freezer. Ceiling light point, wall mounted electric heater. Tiled splashbacks. Emergency alarm pull cord.

#### **Bedroom 1 4.13m (13ft 4in) x 2.68m (8ft 8in)**

Positioned to the rear of the property and overlooking the communal garden through a double glazed window. Ceiling light point, emergency alarm pull cord. Range of bedroom furniture including fitted wardrobes with hanging space and dressing table with drawers.

#### **Bedroom 2 3.13m (10ft 1in) x 2.01m (6ft 6in)**

Double glazed pedestrian door gives access to the communal garden. This room is currently set up by the owner as a dining room. Ceiling light point, wall mounted electric panel heater and emergency alarm pull cord. Ceiling light point.

#### **Shower Room**

Fitted with a white low level WC, pedestal wash hand basin, large shower enclosure with glazed sliding and electric Mira shower. Aquaboard splashbacks. Wall mounted electric heater and extractor fan. Inset ceiling spotlights and electric wall mounted heated towel rail.

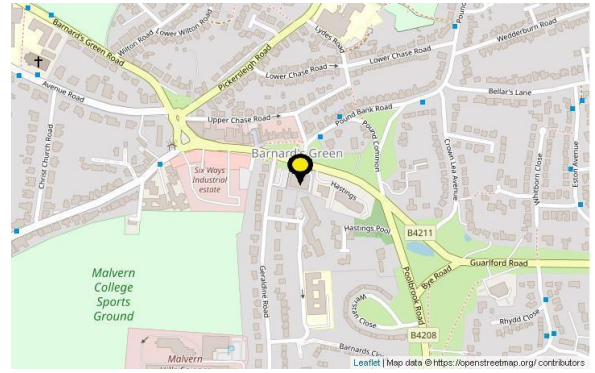
#### **Outside**

The residents have access to the well maintained communal grounds which surround the complex. Within the curtilage and grounds there are several off road parking spaces which although not specifically allocated are for residents.



## Directions

From the traffic lights in the centre of Great Malvern proceed down Church Street. Follow this route for approximately half a mile (past Malvern St James Girls School and playing fields) to a major island in the centre of Barnards Green. Take the third exit to the left (towards Upton) still continuing along Barnards Green Road. Leave the shopping centre passing Geraldine Road on your right. Merrievale Court is the next building on the right after about 50 yards. Visitors are advised to park in front of the building if there is space to do so.



## 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 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 verification) that the property is Leasehold. The property is held on a 99 year lease from 1988. The ground rent is £100 per annum, payable quarterly. Annual service charge from 1st April 2024 is £4,572.

## 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

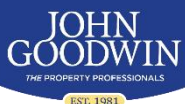
## Council Tax

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 (71).



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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.

