



226 Clarence Park Worcester Road, Malvern, WR14 1FU

**75% Shared
Ownership £195,000**

Clarence Park is a modern retirement village located in the delightful Victorian spa town of Malvern at the foot of the Malvern Hills and close to the Malvern Retail Park. The site offers independent retirement living with the added benefit of on site leisure and social facilities, which include: Restaurant and bar, hair and beauty salon, gym, craft room, IT suite, wellbeing nursing staff, library, games room, village hall, landscaped gardens and greenhouse, conservatory, and guest suite. An on-site personal care service is available should you require it now, or in the future. This second floor accommodation comprises; spacious hall with storage, living room with Juliet balcony, full size breakfast kitchen with appliances, two bedrooms, large wetroom. Offered with no onward chain, viewing a must! The percentage of ownership can be staircased to 100% (£260,000).



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ENTRANCE

Personal front door opening into:

HALLWAY

Entry phone system, power point, alarm pull chord, built-in cloaks cupboard with fuse board and ventilation unit, hanging rail and shelving and further storage cupboard with shelving.

BREAKFAST KITCHEN

Matching range of wall and base units, integral Zanussi oven and grill, integrated Zanussi induction hob with hood over, double glazed window into corridor, inset stainless steel sink unit, integral fridge freezer, integral Zanussi washer dryer, downlights and space for a table and chairs.

LIVING ROOM

A light and bright room with double glazed door to Juliet balcony and double glazed side windows overlooking the garden, twin matching wall light and twin ceiling lights, wall mounted electric heater.

WET ROOM

Fully tiled with built-in WC and hand basin, shower with glazed screen, towel rail, mirrors, shelf and wall mounted electric heater.

BEDROOM ONE

Double bedroom with double glazed picture window overlooking the gardens, wall mounted electric heater, twin ceiling lights.

BEDROOM TWO

Double glazed window overlooking the garden, wall mounted electric heater.

LEASE INFORMATION

The property is offered with full leasehold tenure for a term of 125 years from 1st March 2014 (113 years remaining). Monthly Service Charge - £600.59 - 2026-2027, plus, if purchasing 75%, rental of £194.53 to Platform Housing who own the remaining 25%. The purchase can be staircased to 100%, which would be £260,000. The charges cover: the maintenance of the grounds, parking areas and communal areas, leisure facilities, buildings insurance, window cleaning and electric and water.



DIRECTIONS

From the Malvern Office of Allan Morris, turn left and proceed in the direction of Worcester. Pass through the Link Top traffic lights and the shopping parade in Malvern Link. As you approach the large roundabout, the access road into Clarence Park is on the left. FOR VIEWINGS, please meet at the main front door.

what3words

///bleach.outwards.buddy

PLATFORM HOUSING REQUIREMENTS

Purchasing 75%: the buyers would need to attend the standard interview at Clarence Park and would need to complete an application form for shared ownership and would need to be referred for an affordability assessment.

If the sale includes staircasing to 100%, the buyers would need to attend the standard interview at the Park, but there would be no requirement for approval from Platform Housing.





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. Carpets and curtains will remain at the property , but other items may be available by separate arrangement

SERVICES: 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: C

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		
(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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