Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411



3 Croftdown Court, Great Malvern, WR14 3HZ

Offers Based On £165,000

An immaculately presented, ground floor one bedroom apartment with parking in the heart of Great Malvern a short walk to Malvern Theatres and within walking distance of Waitrose and Great Malvern railway station. The accommodation comprises: personal entrance hall, sitting room, open plan to fitted kitchen with appliances and space for breakfast table, double bedroom, full bathroom. Further benefits include: programmable electric heating, double glazing, allocated parking and additional visitors' parking. Located in the heart of the town, the property makes an ideal home, investment for let, or as a well placed lock and go/holiday home. NO CHAIN SALE







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MAYFAIR OFFICE GROUP

3, Croftdown Court, Great Malvern, WR14 3HZ











Entrance Hall
Accessed via leaded glass double glazed front door. Two ceiling light points, smoke alarm, wall-mounted slimline night storage heater, built-in airing cupboard containing hot water cylinder and slatted shelving, doors to:

Open-plan Living Space 19'4" max x 15'2" (5.90m max x 4.63m)
Triple aspect open plan living space comprising:

Living Room Area 15'1" x 11'3" (4.62m x 3.45m)
Three rear aspect double glazed windows, ceiling light point, a range of television and telephone points allowing options for positioning, two wall-mounted programmable electric heaters, open plan to:

Breakfast Kitchen 10'8" x 8'0" (3.27m x 2.45m)
Front and side aspect double glazed windows, ceiling light point. Fitted kitchen comprising: a range of floor and wall-mounted beech effect units under a dark stone effect work surface with tiled surround. Inset one and a half bowl stainless steel sink unit with integral waste disposal. A wide range of integral appliances including; electric hob with oven below and glass and stainless steel extractor over, fridge, freezer, washer/dryer and larder cupboard. Additional lighting under wall cupboards, and space for breakfast table.

Double Bedroom 12'4" x 11'3" (3.76m x 3.45m)
Rear aspect double glazed window, ceiling light point, comprehensive fitted wardrobes with hanging rails and shelving, wall-mounted programmable electric heater, television point, telephone point.

Bathroom 7'8" x 6'1" (2.34m x 1.86m)
Three piece white suite comprising: P-shaped panel bath with shower over and glazed screen to side, pedestal wash basin with shaver socket and mirror over with wall light to both sides, part-tiled walls, tiled floor, extractor fan, wall-mounted electric heater.

Outside

The property is accessed via a shared drive from Abbey Road into Croftdown Court. Taking the drive to the right leads to the allocated parking space belonging to number 3. From the parking space steps lead up to a paved path which leads to the front door. There are communal gardens belonging to Croftdown Court which stretch out across the site and give options for residents to sit outside and enjoy the location. There is a covered bin/recycling area. As well as the allocated parking space for number three, there are a number of other visitors parking spaces in two locations.

TENURE

We are advised (subject to legal verification) that the property is leasehold. with a 6th share of the freehold os School House, on a 125 year lease from 1st June 2006. There is the possibility of extending Lease of No.3 from 115 years to 999 years as the other 5 freeholders have extended their leases.
Croftdown Court have 2 monthly service charges, one to Croftdown Court Resident Committee managed by the residents themselves, a self selected committee, and this is £105/pcm. This covers the maintenance of the communal areas such as grounds, painting, carpets, building insurance, and all other fees for sundries for the communal areas
The other £40 pcm charge is payable to the Estate Managers, now PLJ Estate Services Ltd for Estate management fees.

DIRECTIONS

From the Allan Morris office on Church Street proceed down the hill and turn right at the traffic lights into Grange Road. Follow the road along, passing Malvern Theatres on the left and continuing onto Abbey Road. The turning for Croftdown Court can be found on the right hand side just after the turning for Priory Road on the left. To access number three continue straight on and for viewings park in one of the visitors spaces on the left or in the bay marked No. 3. To arrange a viewing or with any queries on the property please contact the office on 01684 561411 or email us at malvern@allan-morris.co.uk

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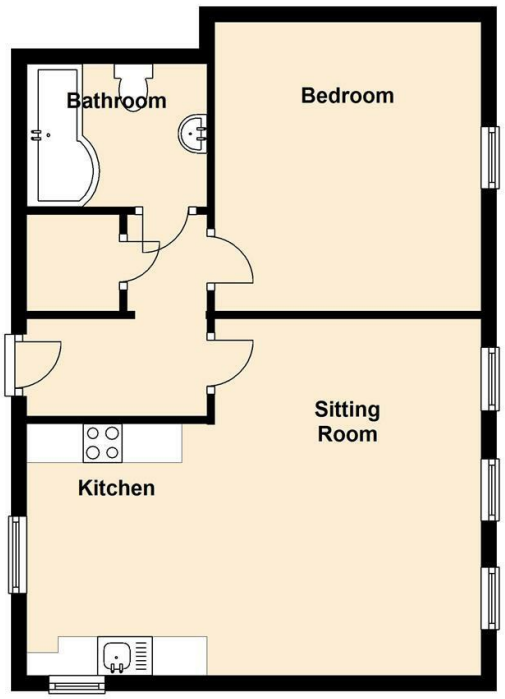
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Ground Floor

Approx. 48.4 sq. metres (521.4 sq. feet)

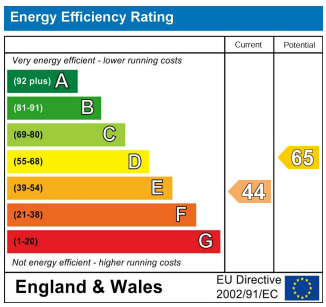


Total area: approx. 48.4 sq. metres (521.4 sq. feet)

TENURE: We understand the property to be Freehold 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 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.

Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:
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