Allan Morris
estate agents

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

9 The Mount Albert Road North, Great Malvern, WR14 3AA £335,000

The Mount is a bespoke development of eleven, one and two bedroomed high specification apartments. Located within the heart of the Great Malvern Conservation Area, they are a short walk to Malvern Theatres, Waitrose and Great Malvern railway station. The apartments have been designed to offer high-quality, practical living, with each apartment coming with an allocated parking space with EV charging. Apartment 9 is a first floor, two bedroom, two bathroom apartment at the rear of the main building with views over the communal gardens to North HiIl. Further benefits include: communal gardens with seating, a 6 year warranty from the award winning Glazzards Architects, and complimentary gym membership for 1 year at Malvern St James.

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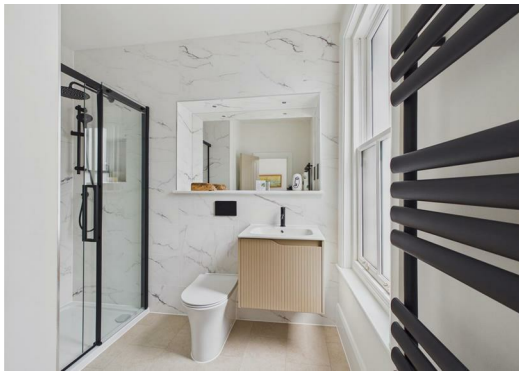
OFFICE GROUP

9 The Mount, Albert Road North, Great Malvern, WR14 3AA



HISTORIC MALVERN

Quintessentially English, steeped in culture and history, Malvern is the inspiration for Tolkein's Middle Earth, C.S Lewis' Narnia and Elgar's music. A designated area of Outstanding Natural Beauty, with the Hills and the gently winding backstreets, famed for the healing properties of its spring water, Malvern has long been a site of inspiration for residents and visitors alike.

The Mount is a beautiful historic building on one of Malvern's premier residential streets. For over 150 years, the building served as an International boarding school, and in his early career the composer Edward Elgar is known to have taught violin to the students at the property.

LIVING IN MALVERN

The Mount is an exclusive development of eleven contemporary high specification apartments located in the heart of historic Malvern.

The town centre with its village atmosphere and traditional charm are just a short stroll away. Here you will find independent boutiques and galleries, outstanding restaurants, award winning pubs and cafes, a range of supermarkets including Waitrose and a selection of swimming pools and fitness centres.

The renowned Malvern Theatre wits world class productions and cinema, the Priory Church and the Winter Gardens are only a five minute walk away.

The Malvern Hills provide a sensational natural backdrop and miles of wonderful walks right on the doorstep.

Prominent Independent schools, Malvern College and Malvern St James are a few minutes by foot and the popular Malvern Parish school is also close by.

Malvern has excellent links by road and rail: Great Malvern and Malvern Link train stations are only a few minutes away with direct links to Worcester (10 minutes), Birmingham (1 hour) and London Paddington (2 hours 15 mins) with Junction 7 of the M5 a short drive away. Gloucester, Cheltenham, Stratford-Upon-Avon, Broadway, Bristol, Cardiff and Birmingham all readily accessible.

Upon completion of your new apartment at the Mount, Guthrie Roberts is delighted to offer a complimentary 1-year membership to a nearby gym is included. Situated within the prestigious Malvern St James sports complex, this membership includes access to it's state-of-the-art fitness facilities, fitness classes and activities. Members can also enjoy the on-site cafeteria.

LUXURY MODERN LIVING

The Mount has been designed by award winning architects - Glazzards; with interiors carefully curated be renowned designer Elaine Lewis.

All apartments are unique and individually finished with a range of one or two bedroom apartments. Four properties have their own private front entrances. Seven properties have their own private gardens. All apartments have the use of a beautiful shared communal garden.

Every apartment comes with its own parking space.

SIMPLICITY AND ELEGANCE

- Luxury bespoke kitchen
- NEFF appliances
- NEFF oven, hob and extractor
- Integrated dishwasher and fridge freezer
- Branded sink and mixer tap
- Under plinth and feature LED kitchen lighting
- Brushed brass switches and sockets throughout
- Down lighters on dimmer switches for mood lighting
- Engineered oak flooring

BEAUTY IN DESIGN
- Television (terrestrial & sky +) points in living room
- Telephone line installed with super fast broadband connectivity
- Beautiful tiled bathroom with overhead and hand held showers
- Back-to-wall WCs and concealed cistern with brushed brass dual flush plate for environmentally aware water usage
- Contemporary wash basin with designer mixer taps
- Polished heated towel rails powder coated
- Recessed top lit mirror, shaver socket and lighting built-in
- Fitted wardrobes in selected bedrooms

SIMPLICITY AND ELEGANCE IN DESIGN
- Bespoke interiors for living rooms and bedrooms
- Luxury oak wooden flooring to hall and living areas
- Fitted carpets to bedrooms
- Contemporary oak painted internal doors
- Brushed brass door furniture
- Designated off-road car parking space for each apartment

CONVENIANT SECURE LIVING
- Private front entrance to some apartments
- Video door entry system for apartments without private entrance
- Communal TV aerial and satellite dish
- Smoke alarms hardwired to mains supply with battery back up
- Discreet bin store and bike store
- Architect design and build certification
- Full Building Regulations certification
- 6 year warranty from Glazzards Architects

DIRECTIONS
From the Allan Morris office in Great Malvern proceed to the crossroads as the bottom of Church Street and continue straight over. Take the first right into Avenue Road, heading in the direction of Great Malvern Railway Station. Take the second left into Albert Road North, where the property can be found after a short distance on the left hand side.

What Three Words : purely.opera.help

TENURE AND SERVICE CHARGE
TENURE - Leasehold (150 years)

SERVICE CHARGE - Up to £150.00 PCM

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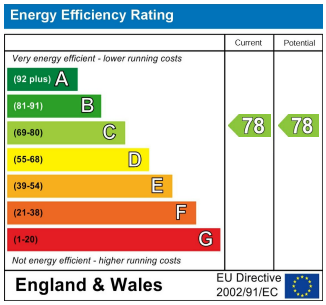
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement.

SERVICES: Mains gas, mains electricity, water and drainage are connected. Broadband is fibre with ultra fast speeds. 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: TBC

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.



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