Denny & Salmond

01684 561866

Residential Sales & Letting Agents

Apartment 1, Clarendon Court 18 Priory Road

Malvern, WR14 3DR

Located in the centre of Great Malvern, within walking distance of all local amenities, this ground floor apartment is set amidst mature tranquil gardens. and offers recently refurbished accommodation, which briefly comprises of entrance hall, living room with patio doors to the rear, kitchen breakfast room, two bedrooms, bathroom with cloakroom. With the added benefits of an en bloc garage, off road parking, gas central heating and double glazing. Offered for sale with no onward chain, viewing is strongly recommended.

Guide Price £235,000

Apartment 1, Clarendon Court 18 Priory Road

Malvern, WR14 3DR

2 1 1 C

Communal Entrance Hall
From the car park, steps lead to the Communal Entrance. Apartment 1 is located on the Ground Floor.

Entrance Hall
Part glazed door opens in to the Entrance Hall. With doors off to all rooms and door to a large storage cupboard. Wall mounted electric consumer unit, radiator and wood effect flooring throughout the apartment.

Living Room
14'1" x 11'9" (4.3m x 3.6m)
The light and spacious Living Room has double glazed window to the side aspect and large double glazed sliding doors to the rear aspect, opening out to the rear terrace and providing views over the gardens and towards the Malvern Hills. Radiator

Re-Fitted Kitchen
14'1" x 8'10" (4.3m x 2.71m)
The Kitchen Breakfast Room has been refitted with a range of base and eye level high gloss units and drawers with working surfaces. Four point electric hob with glass splashback and extractor above. Eye level electric oven with microwave above and integrated fridge freezer. Composite sink unit with drainer and mixer tap, space and plumbing for washing machine and concealed wall mounted Potterton combination boiler. Door to a pantry style cupboard, radiator and space for a table. Two double glazed windows to the front aspect.

Cloakroom
The Cloakroom is fitted with a white suite comprising, low flush WC and vanity unit with sink inset, mixer tap and cupboards below. "Ladder" style radiator, obscured double glazed window to the front aspect, fully tiled walls and flooring.

Bedroom One
9'10" x 9'10" (3m x 3m)
With fitted wardrobes, radiator and two double glazed windows to the rear aspect providing stunning views towards the Malvern Hill's.

Bathroom
The re-fitted Bathroom comprises panel bath with glazed screen and contrasting panel, vanity unit with sink inset and cupboards below.. "Ladder" style radiator, illuminated wall mounted mirror cabinet and wall mounted electric heater. Fully tiled walls, tiled flooring and obscured double glazed window to the front aspect.

Bedroom Two
12'1" x 7'10" (3.7m x 2.41m)
Double glazed window to the rear aspect, radiator.

Outside
The property is set amidst mature communal gardens with allocated parking to the front of the building and single en bloc garage behind. Behind the garages is a communal clothes drying area.

The gardens although mature, are well tended with a variety of shrubs and trees offering numerous secluded places to sit and enjoy the tranquillity which you may not expect from a town centre location.

Leasehold with a Share of Freehold
Our client advises us that the property is Leasehold on a 999 year lease from 1st January 2014. The apartment has a 1/6 share of the Freehold.

We understand that there is an annual maintenance charge of £1500 which includes building insurance. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

Council Tax Band
We understand that this property is council tax band B.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Directions
From our Malvern office proceed down Church Street, through the traffic light taking the next right into Avenue Road. Bear right into Priory Road and no 18 is located on the right hand side a short distance after Malvern Splash.

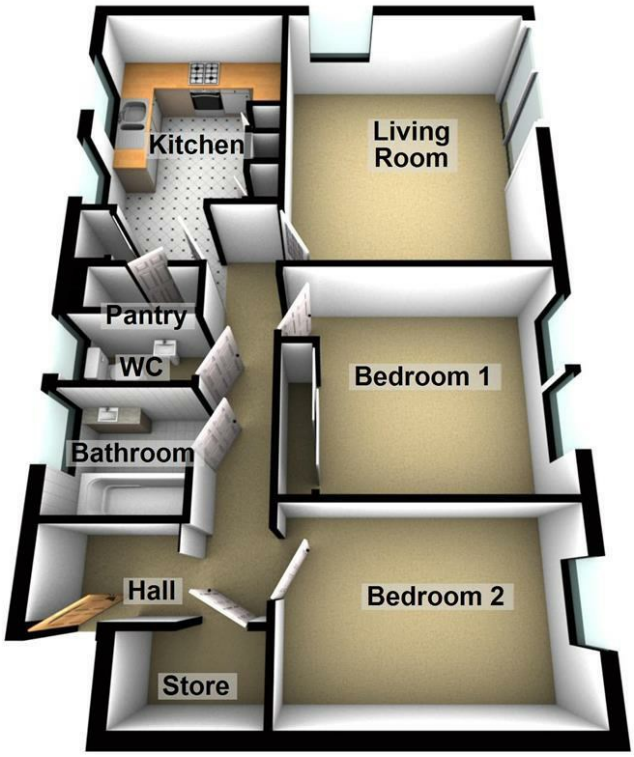
Money Laundering Regulations
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Disclosure
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

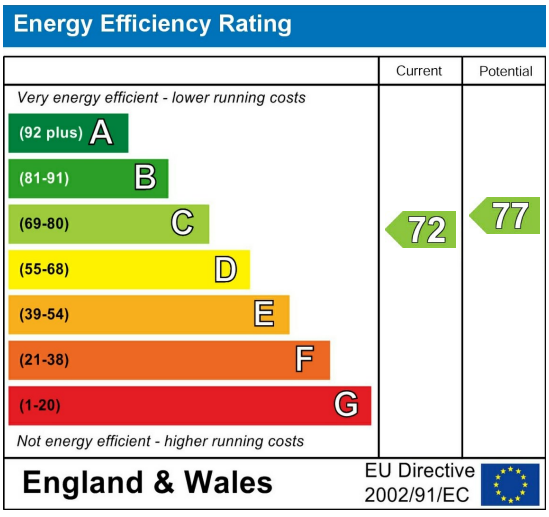
Agents Note
Please note dogs are not permitted at Clarendon Court.

Floor Plan

Ground Floor



1 Clarendon Court, 18 Priory Road, Malvern



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

naea | propertymark PROTECTED