Denny & Salmond

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Residential Sales & Letting Agents

Apartment 15, Crellin House 33 Priory Road

Malvern, WR14 3DR

Located in the picturesque town of Malvern, Apartment 15, Crellin House, located on the second floor, is a retirement property for the active retired, aged 60 and above. The accomidation briefly comprises of a spacious Living Dining Room, Kitchen, Two Bedrooms with built in wardrobes and a well-appointed Shower Room.

In addition to its popular location, being close to the Priory, Sports Centre and Great Malvern, residents of this apartment benefit from access to convenient facilities such as a laundry room, residents lounge, guest suite and call care system. With no onward chain, this property presents a unique opportunity for those looking to settle into a peaceful retirement setting without any delays.

£72,000

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Communal Entrance

Intercom entry leads into the Communal Entrance with a neat and well presented Residents Lounge having access to a kitchenette. The House Managers office is located adjacent along with the laundry facilities.

Apartment 15 is located on the second floor via stairs or the lift.

Entrance Hall

Entrance door opens into the Entrance Hall with doors off to all rooms. Wall mounted electric heater, coving to ceiling and doors to a cloak cupboard with hanging rail and shelving. Door to a large storage cupboard with shelving and wall mounted consumer unit. Additional door to the airing cupboard currently housing slatted shelving and water tank.

Living Dining Room

13'11" x 11'3" (4.25 x 3.45)

Generous in size, the Living Dining Room has dual aspect double glazed windows to the side and rear aspect, providing views to the Malvern Hills and over the beautifully maintained grounds of Malvern College. Wall mounted electric heater, coving to ceiling and archway to the Kitchen.

Kitchen

6'8" x 7'4" (2.05 x 2.24)

Fitted with a range of base and eye level units with working surface and splashback, stainless steel sink unit with drainer. Single electric oven with four ring induction hob and extractor above, space for a tall appliance.
Wood effect flooring, coving to ceiling and sun tube providing natural light.

Bedroom One

9'0" x 12'0" (2.75 x 3.67)

A spacious Bedroom with doors to a fitted wardrobe currently housing a hanging rail and shelving. Coving to ceiling and wall mounted electric heater. Double glazed window to the rear aspect providing views of the Malvern Hills and over the beautifully maintained grounds of Malvern College.

Bedroom Two

12'2" x 7'11" (3.72 x 2.43)

Currently used as a Dining Room, with coving to ceiling, wall mounted electric heater and door to fitted wardrobe with hanging rail. Double glazed window to the rear aspect, providing views of the Malvern Hills and over the beautifully maintained grounds of Malvern College.

Shower Room

Fitted with a white suite comprising double shower cubicle with glazed screen and tiled splashback with electric shower over. Low flush WC, pedestal wash hand basin with mixer tap, wall mounted mirror and light above. Fitted towel rail, coving to ceiling, wall mounted electric heater, extractor fan and wood effect flooring.

Residents Facilities

Crellin House has a non resident House Manager and a call care alarm system installed for the reassurance of residents.

A bookable guest suite (by separate charge) is available to residents and use of a well appointed laundry room and residents lounge with kitchenette. Parking is available and an allocated parking space may be available for Apartment 15.

Leasehold

Our client advises us that the property is Leasehold on a 99 year Lease commencing in 1989. we understand that there is an annual ground rent of £160 with an annual maintenance charge of £4125.04 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 D.
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.

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.

Money Laundering Regulations

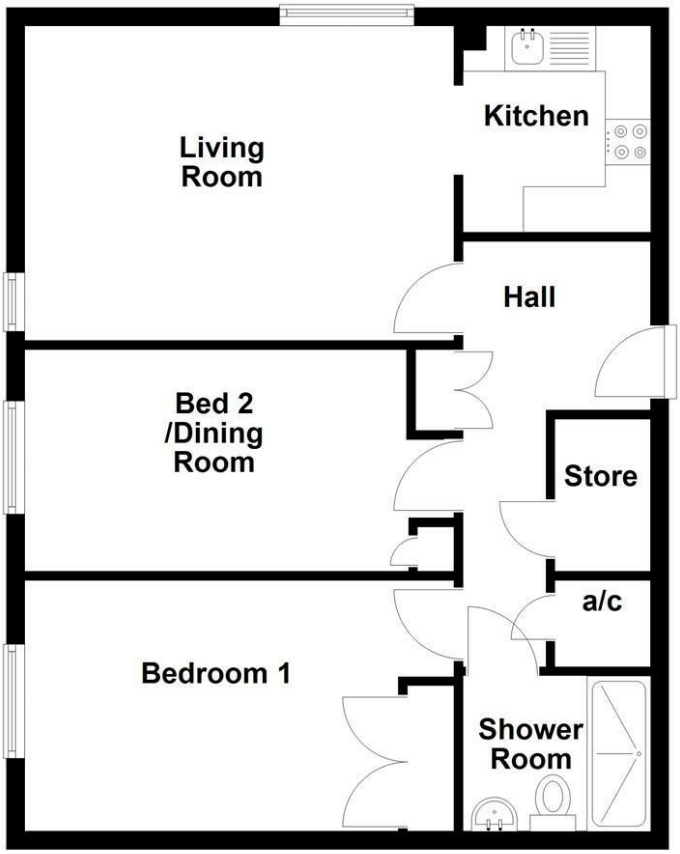
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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

Virtual Tour

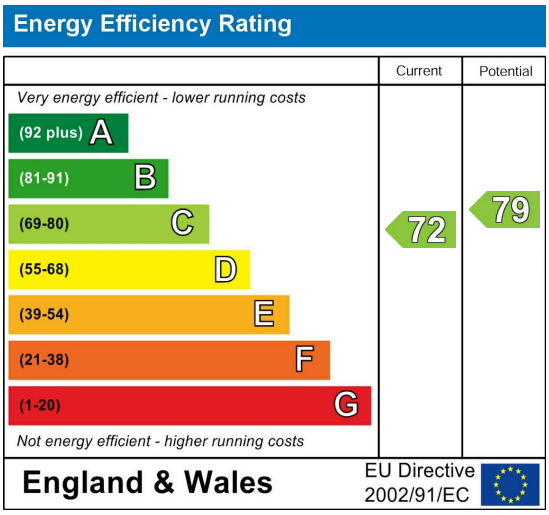
A virtual tour is available on this property copy this URL into your browser bar on the internet https://www.youtube.com/watch?v=yOUD-DPGB8Q

Floor Plan

Top Floor



Apart 15, Crellin House, 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.

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