Denny & Salmond

01684 561866

Residential Sales & Letting Agents

Apartment 12, Crellin House Priory Road

Malvern, WR14 3DR

Located in the picturesque town of Malvern, Apartment 12, Crellin House is a charming, first floor retirement apartment suitable for residents aged 60 and above, with a superb outlook to the Malvern Hills. This property boasts a spacious living room, kitchen, two good sized bedrooms with built in wardrobes and a well-appointed bathroom.

In addition to its prime 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.

£95,000

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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.

Apartment 12 is located on the first floor via stairs or the lift.

Entrance Hall

Hardwood door opens into the Entrance Hall. Wall mounted electric fuse board, coving to ceiling and wall mounted electric heater. Doors off to all rooms and door to the Airing Cupboard housing the water tank and slatted shelving for storage.

Living Room

15'5" x 10'6" (4.7m x 3.22m)

With a large double glazed window to the side aspect providing lovely views towards the Malvern Hills. Electric fire, wall mounted electric heater and coving to ceiling. TV point and archway opening to the Kitchen.

Kitchen

7'4" x 5'4" (2.25m x 1.65m)

The Kitchen is fitted with base and eyelevel units with working surfaces and tiled splashback. Double glazed window to the side aspect, stainless steel sink unit with drainer, slot-in electric double oven with extractor above. Space for fridge freezer and extractor.

Bedroom One

13'6" x 9'6" widening to 10'10" (4.12m x 2.92m widening to 3.31m)

Double glazed window to the side aspect, built in double wardrobes and wall mounted electric heater.

Bedroom Two

12'1" x 8'10" (3.7m x 2.7m)

Currently used as a dining room with double glazed window to the front aspect with built in double storage and wall mounted electric heater.

Bathroom

Fitted with a coloured suite comprising pedestal wash hand basin, low flush WC and panel bath with electric Mira shower over. Fully tiled walls, extractor to ceiling and Consort wall mounted heater.

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 12.

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.

Leasehold

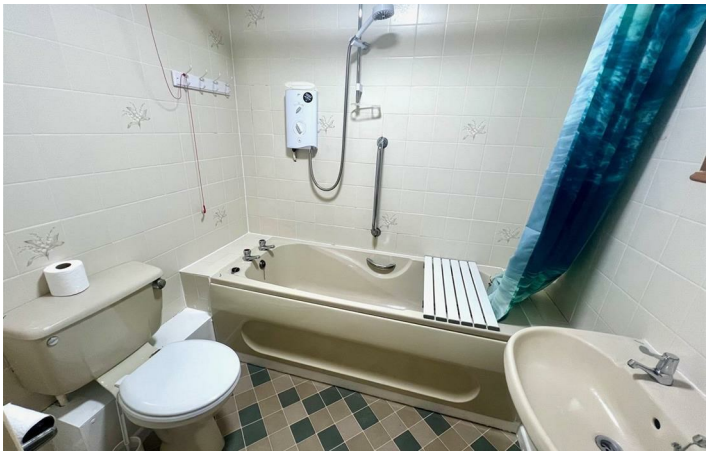
Our client advises us that the property is Leasehold on a 189 year Lease commencing on 1989. We understand that there is an annual ground rent of £160 with an annual service charge of £4183.70. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

Disclosure

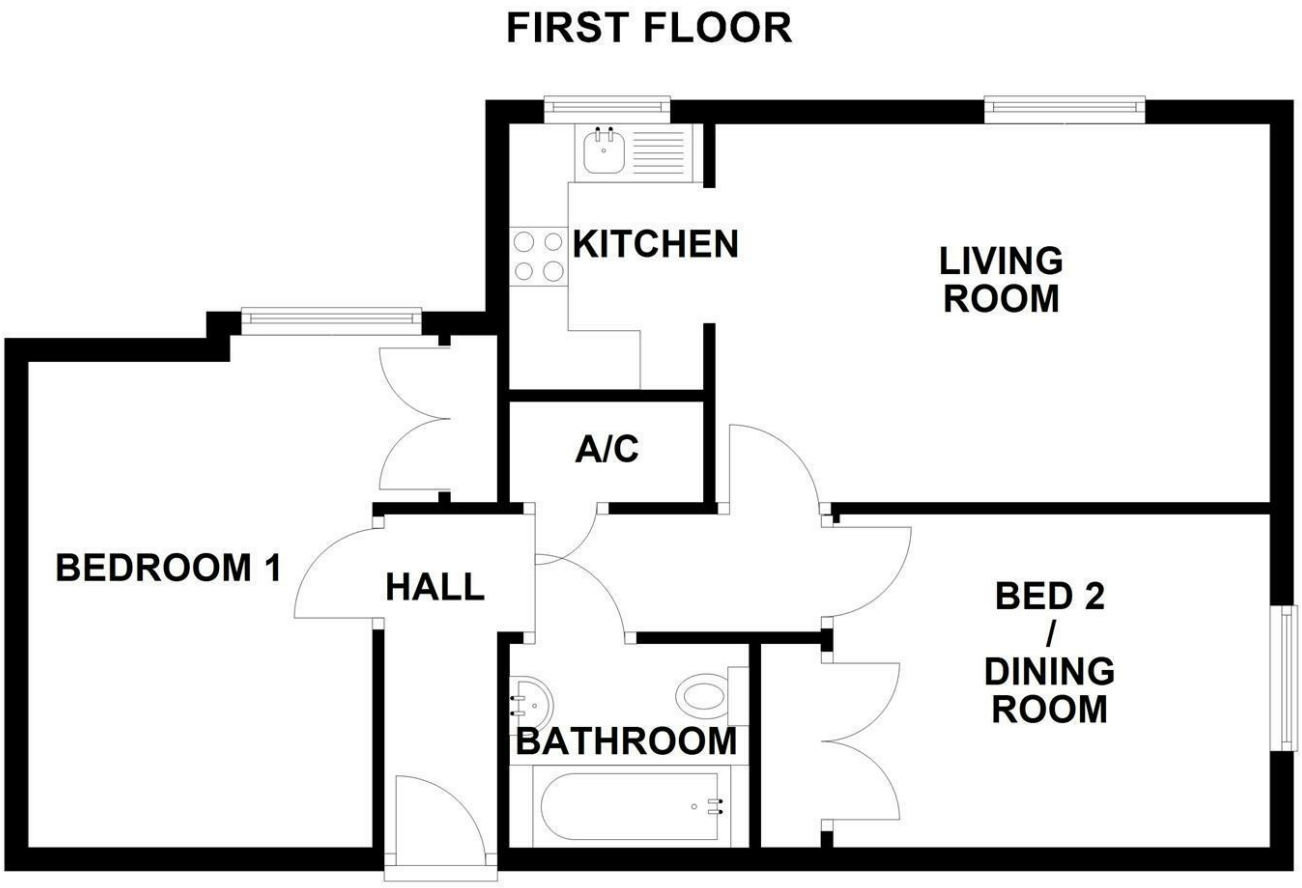
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally 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

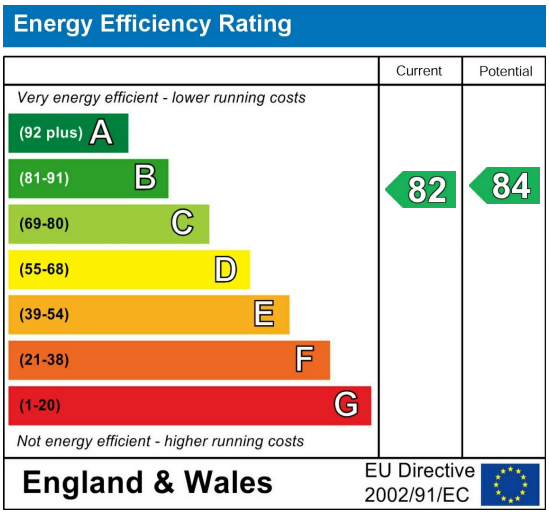
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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



Floor Plan



FLAT 12 , CRELLIN HOUSE, PRIORY RD, 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.