



Apartment 14, Crellin House 33 Priory Road Malvern, WR14 3DR

Located within walking distance to the town of Great Malvern, Apartment 14, Crellin House is a charming, second floor retirement apartment suitable for residents aged 60 and above, with a superb outlook to the Malvern Hills. Briefly comprising of a spacious living room, kitchen, two good sized bedrooms 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 benefits from access to convenient residents facilities such as a laundry room, residents lounge, guest suite, lift 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

Apartment 14, Crellin House 33 Priory Road

Malvern, WR14 3DR



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 14 is located on the first floor via stairs or the lift.

Entrance Hall

Door opens to the Entrance Hall with doors off to all rooms, coving to ceiling and modern Dimplex storage heater. Door to a large Airing cupboard housing slatted shelving for storage and water tank., additional door to a large wardrobe. Further door to a large storage cupboard housing the wall mounted consumer unit.

Kitchen

Fitted with a range of base and eye level units with working surface and tiled splashback. Slot in double oven with four ring hob and extractor above. One and a half stainless steel sink unit with drainer and mixer tap. Space for a tall appliance.

Living Room

A light and bright room with dual aspect double glazed windows to the front and side aspect providing views to the Malvern Hills. Coving to ceiling, modern Dimplex storage heater and archway to the Kitchen.

Bedroom One

Coving to ceiling, modern Dimplex storage heater and double glazed window to the front aspect. Mirror fronted fitted wardrobe with hanging rail and shelving.

Bedroom Two

Coving to ceiling, modern Dimplex storage heater and door to storage cupboard with shelving. Double glazed window to the front aspect.

Bathroom

Fitted with a white suite comprising low flush WC, pedestal wash hand basin with mixer tap and panel bath with glazed screen and electric shower over. Extractor fan, wall mounted heater, tile effect flooring and wall mounted towel rail.

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.

Communal gardens surround Crellin House with areas of seating to enjoy the views and surrounding environment.

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 99 year Lease commencing in 1989. We understand that there is an annual ground rent of £160, with an annual maintenance charge of £3656.60 Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

Disclosure

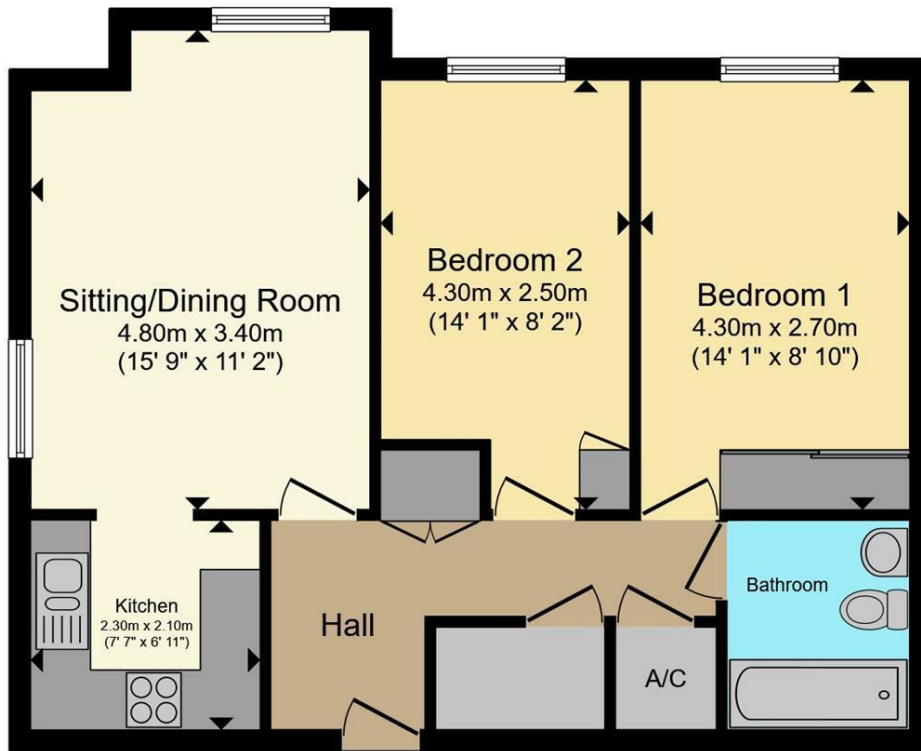
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally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



Total floor area 58.3 sq.m. (627 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 81 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |