



**136 Clarence Park , Malvern, WR14 1PP**

**Price Guide £215,000**

Clarence Park is a modern retirement village (55+) located in the delightful Victorian spa town of Malvern at the foot of the Malvern Hills and close to the Malvern Retail Park. The site offers independent retirement living with the added benefit of on site leisure and social facilities, which include: Restaurant and bar/coffee shop, hair and beauty salon, gym, craft room, IT suite, wellbeing suite, library, games room, village hall, landscaped gardens and greenhouse, conservatory, laundry and domestic services, guest suite and ample parking for residents and visitors on a first come, first served, basis. An onsite personal care service is available should you require it now, or in the future. The apartment itself is a beautifully presented first floor apartment at the front of the building which has been much upgraded and improved. In brief, the accommodation comprises: hallway with storage cupboard, fitted kitchen, living/dining room, good sized bedroom with fitted furniture and a re-appointed wet room. Being sold with no onward chain, we highly recommend arranging to view this apartment and the facilities offered.



# 136 Clarence Park, Malvern, WR14 1PP

## ENTRANCE

Approached through front door opening into:

## HALLWAY

Entry phone system, alarm cord, cloaks cupboard with hanging rail and shelf and housing the fuse board, power points.

## KITCHEN

Beautifully appointed with a matching range of wall and base units with integral fridge freezer, Zanussi fan oven, Zanussi induction hob with cooker hood over, integral washing machine, double glazed window, alarm cord.

## LIVING/DINING ROOM

Double glazed door to glass screened Juliet balcony, wall mounted electric heater, telephone and television point, twin light sockets.

## BEDROOM

Lovely sized room with fabulous fitted furniture, front facing double glazed window, television point.

## WET ROOM

Fully tiled, glazed shower cubicle, built-in WC, built-in hand basin with shaver socket over, two mirrors, alarm cord and wall mounted electric radiator, extractor fan.

## EXTERNAL

Externally there are well maintained and mature communal grounds for the benefit of all the residents. There is plenty of room for residents and visitors to park although it should be noted that individual spaces are not formally allocated and therefore operate on a first come, first served basis.

## Lease Details etc.

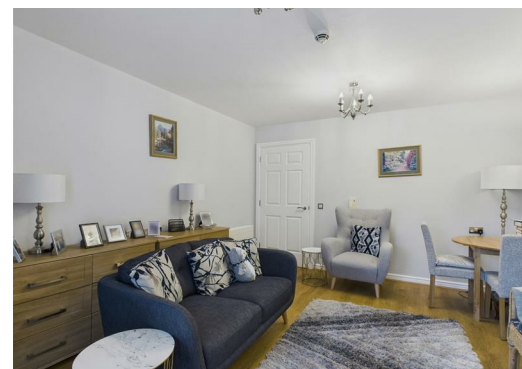
The property is offered with full leasehold tenure for a term of 125 years from 1st March 2014.

Service Charge £568.32 per month, which covers the maintenance of the grounds, parking areas and communal areas, leisure facilities, buildings insurance, window cleaning and utility bills gas, electric and water.

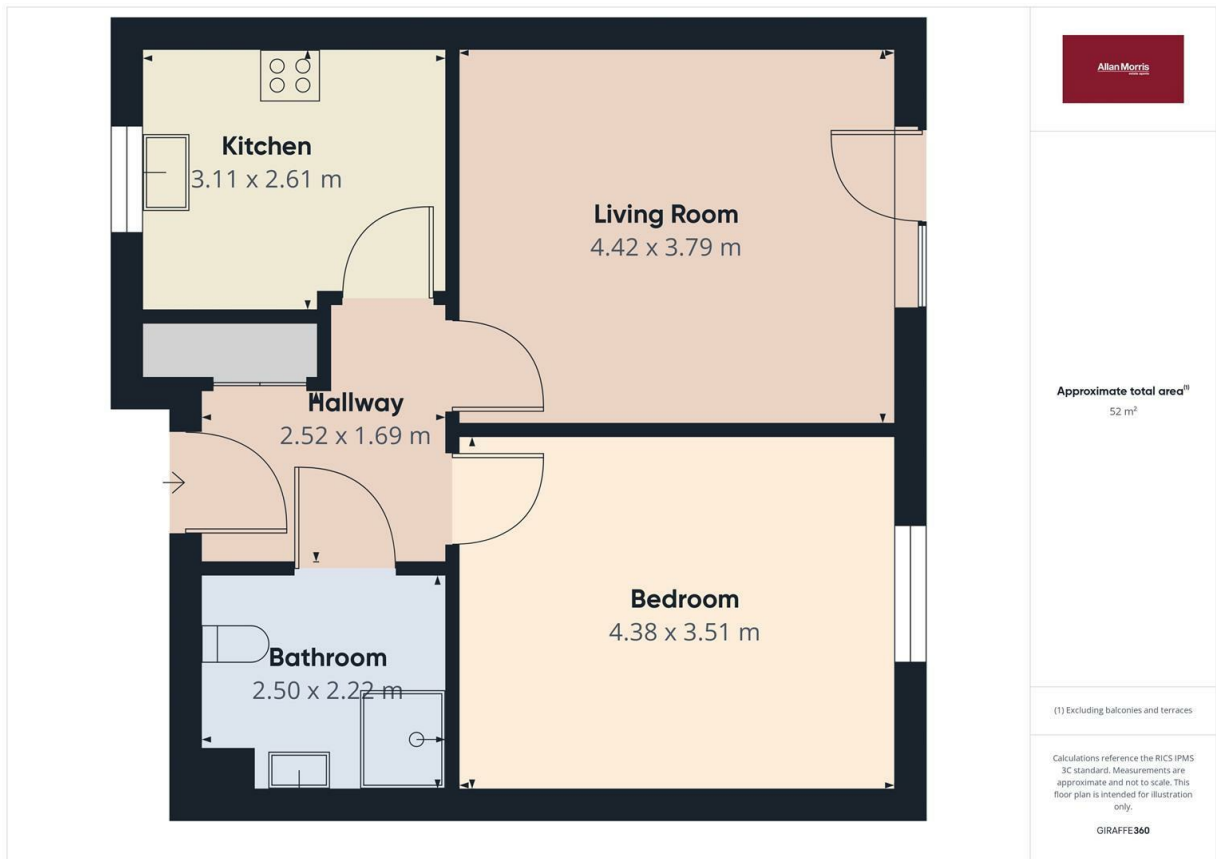
## DIRECTIONS

From the Malvern Office of Allan Morris, turn left and proceed in the direction of Worcester. Pass through the Link Top traffic lights and the shopping parade in Malvern Link. As you approach the large roundabout, the access to Clarence Park is on the left. FOR VIEWINGS, please meet at the main front door.

## what3words







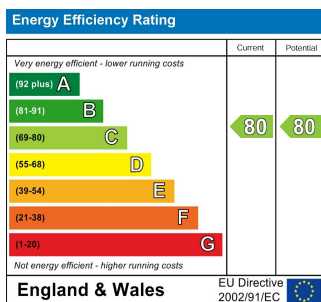
TENURE: We understand the property to be Leasehold but this point should be confirmed by your solicitor.

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 electricity, water and drainage are connected. 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: B

ENERGY PERFORMANCE RATINGS: Current: C80 Potential: C80



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