

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A VERY SPACIOUS, FIRST FLOOR APARTMENT WHICH HAS BEEN REDECORATED THROUGHOUT ALONG WITH NEW CARPETS DESIGNED FOR THE OVER 55'S AND PART OF THE HIGHLY REGARDED CLARENCE PARK VILLAGE WITH EXTENSIVE LEISURE AND SOCIAL FACILITIES. ENTRANCE HALL, WELL EQUIPPED KITCHEN, LOUNGE/DINING ROOM (WITH ACCESS TO EXTERNAL BALCONY), TWO DOUBLE BEDROOMS, WETROOM, HEATING, DOUBLE GLAZING AND LOVELY COMMUNAL GROUNDS. ENERGY RATING "B"**

## Apartment 132 - Guide Price £265,000

Clarence Park, 415 Worcester Road, Malvern, Worcestershire, WR14 1PP



# Apartment 132 Clarence Park

## Location & Description

Clarence Park Village enjoys a convenient position on the outskirts of Malvern and within walking distance of Malvern Link where there is a comprehensive range of amenities including shops, a bank, Lidl and Co-op supermarkets, places to eat out and takeaways. Less than quarter of a mile distant is Malvern's main retail park where there are a number of familiar names including a large Morrisons superstore, Marks & Spencer, Boots, Cafe Nero and several others. The historic and cultural Spa town of Great Malvern is only a mile away. Here there is an even wider choice of facilities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Clarence Park benefits from a well being nurse visiting three times a week and sits on a very convenient bus route with direct access to both Great Malvern and Worcester. There is a bookable and payable taxi and community bus service for further convenience.

Transport communications are excellent. There is a mainline railway station less than quarter of a mile away in Malvern Link and Junction 7 of the M5 motorway at Worcester is about 6 miles.

Clarence Park Village is a highly regarded complex of homes for the over 55's which was originally conceived, designed and completed approximately ten years ago. It is run by the Platform Housing Group and has a deserved reputation for the way its is run and for its facilities which include a gym, an IT suite, library, restaurant, bar, lounge, coffee shop, craft room, a health and beauty salon, games room, conservatory and even a village hall function room. There is something for everyone and a real community spirit with numerous activities which can be arranged by both the village and residents.

## Property Description

Apartment 132 is on the first floor nearby but not adjacent to the lift. The current owners have recently replaced the carpets, blinds and curtains and they have redecorated throughout. The spacious well maintained accommodation includes a large entrance hall, there is a larger than average lounge/dining room which is 24'4 x 11'9 with direct access onto a lovely external balcony which has new composite decking, a particularly well equipped kitchen (with hob, fridge freezer, oven and grill, dishwasher and washer dryer), two good sized bedrooms and a shower/wetroom with WC. It also has a very effective heating system, double glazed windows, fitted carpets, curtains and modern light fittings.

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.

The accommodation of Apartment 132 is described as follows.





### Reception Hall

Built in cloaks cupboard and separate built in linen cupboard.  
Emergency pull cord.

### Kitchen/Breakfast Room

Very well equipped with a full range of floor and eye level cupboards having work surfaces and tiled surrounds, emergency pull cord, and spotlights with under cupboard lighting. Integrated four ring electric induction HOB with extractor canopy above. Eye level oven and grill. DISHWASHER, WASHER DRYER and FRIDGE FREEZER. Extractor fan double glazed internal window.

### Lounge/Dining Room

Radiator, two wall light points, two double glazed windows and large double glazed door leading outside onto

### Balcony

With safety railings, glazed screen and decked floor.

### Bedroom 1

Radiator and double glazed window to front aspect.

### Bedroom 2

Radiator and double glazed window to front aspect.

### Shower/Wet Room

Fully tiled and having large shower cubicle, wash hand basin, close coupled WC, mirrored wall cupboard with shelf below, ceiling downlighting, extractor fan, emergency pull cord, radiator and two towel rails.

### Outside

All the residents of Clarence Park Village enjoy the benefits of the communal grounds which are fully maintained.

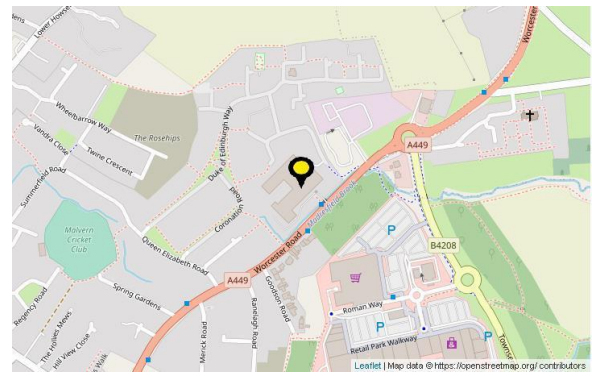
### Agents Note

As part of the lease, buyers should be aware that upon selling the property there would be a 1% charge for each year of occupation (up to 10 years) which is based on the final agreed sale price, and payable upon completion. This is a final contribution towards the sinking fund.



## Directions

From the agent's office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After approximately quarter of a mile pass through a set of traffic lights bearing right downhill with Malvern Link common on your right hand side. Drive past both the railway station and fire station (both on your left) and continue into the centre of Malvern Link. Carry on straight over the main traffic lights in the centre of the Link passing a BP garage on your left and a Texaco garage on your right. Continue through the next set of lights carrying on for about quarter of mile. You will see a further set of pedestrian lights. Immediately before these turn left into Clarence Park Village.



## Services

We have been advised that mains services (except for Gas) are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

The property is offered with full leasehold tenure for a term of 125 years from 1st March 2014. A service charge of £580 per month is also paid to provide for the costs of all services and benefits offered by Clarence Park Village which include buildings insurance, a management fee, covering maintenance of the communal areas, water rates, electricity charges for heating, lighting and cooking, and for the use of the village and leisure facilities stated earlier in this brochure.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

## Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is B (83).

**Floor Plan**  
Approx. 74.4 sq. metres (801.3 sq. feet)



Total area: approx. 74.4 sq. metres (801.3 sq. feet)

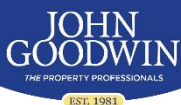
For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. Total Area measurements do not include garages or any outbuildings (unless specified) - Copyright © Enceart Ltd  
Plan produced using PlanUp.

**132 Clarence Park, Malvern**

## MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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