



## Flat 4, Crellin House 33 Priory Road

Great Malvern, WR14 3DR

Asking Price £89,950



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Located in the picturesque town of Malvern, 4 Crellin House is a charming retirement apartment with a delightful view of the Malvern Hills. This property boasts a spacious reception room, kitchen, two good sized bedrooms with built in wardrobes and a well-appointed shower room.

Situated on the ground floor, this apartment has direct access to a lovely patio seating area, perfect for enjoying a cup of tea while soaking in the serene surroundings. The interior is both spacious and flooded with natural light, creating a welcoming atmosphere.

In addition to its prime location, residents of this apartment benefit from access to convenient facilities such as a laundry room, 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.

## 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 4 is located on the ground floor and is therefore easily accessible for these amenities and also the laundry room.

## Reception Hall

The entrance door leads into a spacious Reception Hall with Dimplex Quantum storage heater, double storage cupboard with cloaks hanging rail and shelf, further walk-in storage cupboard with shelving and an airing cupboard with lagged tank and linen shelving.

Doors lead to all rooms.

## Living Room

14'3" x 13'10" (4.36 x 4.24)

The spacious Living Room is lovely and light having a double glazed window to the rear with a view Malvern College and the hills beyond. A further double glazed window and door to the side elevation lead to a patio seating area from the same views can be enjoyed. TV aerial point, Dimplex Quantum electric storage heater, Tunstall call care alarm system archway leading to:

## Kitchen

6'9" x 7'4" (2.06 x 2.25)

Comprehensively fitted with a range of wood fronted base and eyelevel units with work surfaces, stainless steel sink unit unit and tiled splash back. Space for an electric cooker with extractor hood above, space for fridge freezer, extractor vent.

## Bedroom One

14'0" x 9'0" (4.29 x 2.76)

Double glazed window to rear elevation with a view of the Malvern Hills. Electric panel heater, wall light, alarm pull cord and built-in double wardrobe.

## Bedroom Two

14'1" x 8'0" (4.30 x 2.46)

Double glazed window to rear, wall light, alarm pull cord, electric panel heater and built-in single wardrobe.

## Shower Room

The Shower Room has been fitted with a corner cubicle with glazed sliding doors housing a Mira sport electric shower, grab rails and seat. Pedestal wash under basin, low level WC, full tiling to walls, alarm pull cord, electric convactor heater and heated towel rail. Shaver light and point, wall mounted mirror.

Tel: 01684 561866

## 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.

## Outside

Well tended gardens encompass Crellin House and have various seating areas throughout.

Parking can be available on site however this should be confirmed with the house manager at the time of purchase to ensure that vacant spaces remain available.

## Council Tax Band

We understand that this property is council tax band D. This information may have been obtained via [www.voa.gov.uk](http://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 and an annual maintenance charge of £3957.94 as of May 2024 . This is payable in September and March. There is a ground rent of £80.00 per half year.

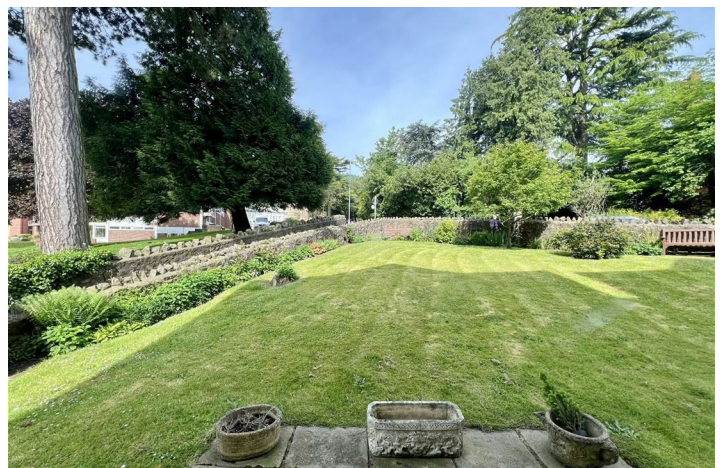
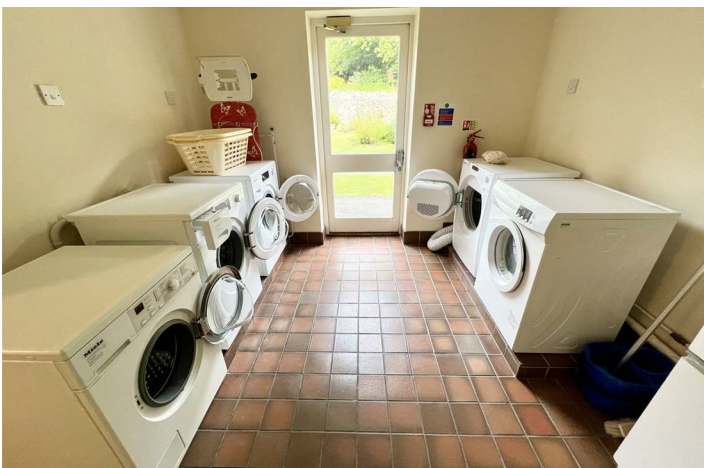
Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

## 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



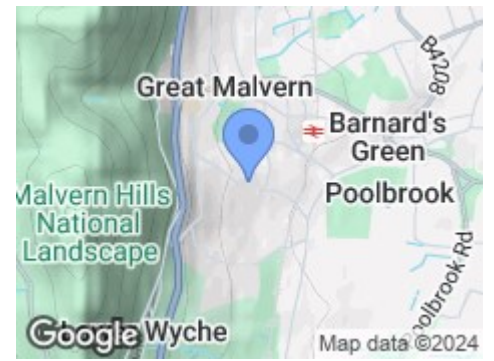
## Road Map



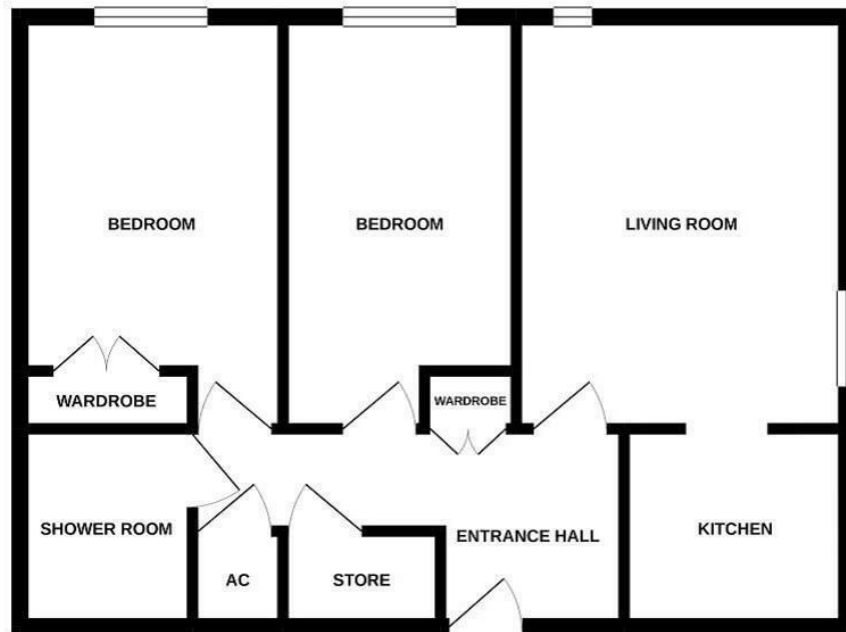
## Hybrid Map



## Terrain Map



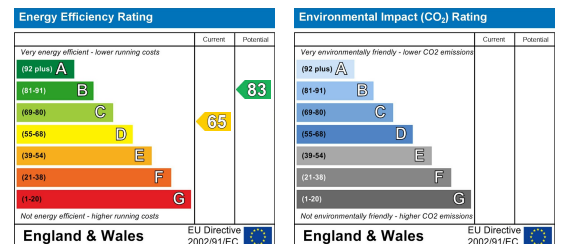
## Floor Plan



## Viewing

Please contact us on 01684 561866 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.

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