

# FALCONREST



L U X U R Y   A P A R T M E N T S

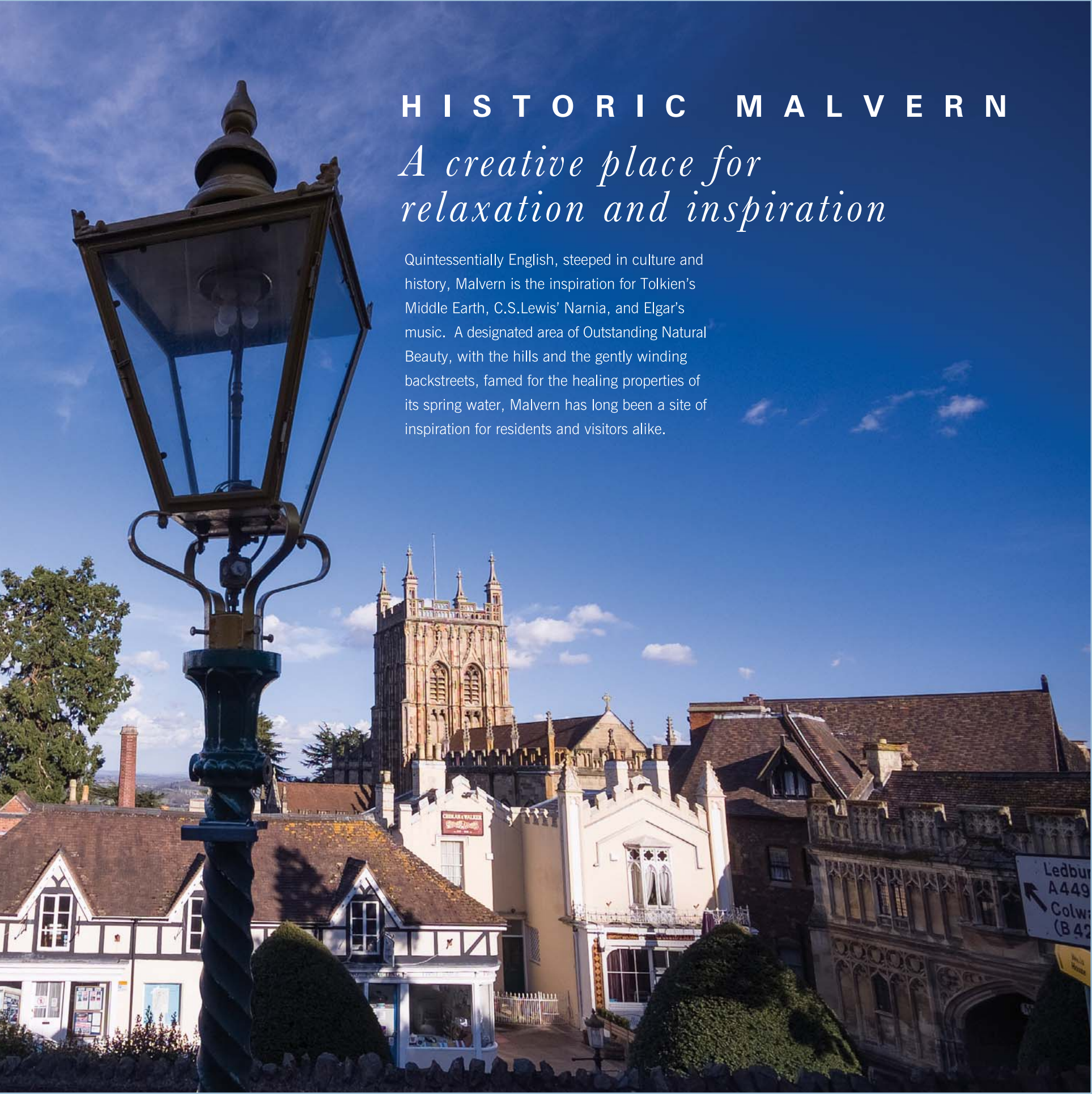


H I S T O R I C   M A L V E R N

# HISTORIC MALVERN

*A creative place for  
relaxation and inspiration*

Quintessentially English, steeped in culture and history, Malvern is the inspiration for Tolkien's Middle Earth, C.S.Lewis' Narnia, and Elgar's music. A designated area of Outstanding Natural Beauty, with the hills and the gently winding backstreets, famed for the healing properties of its spring water, Malvern has long been a site of inspiration for residents and visitors alike.

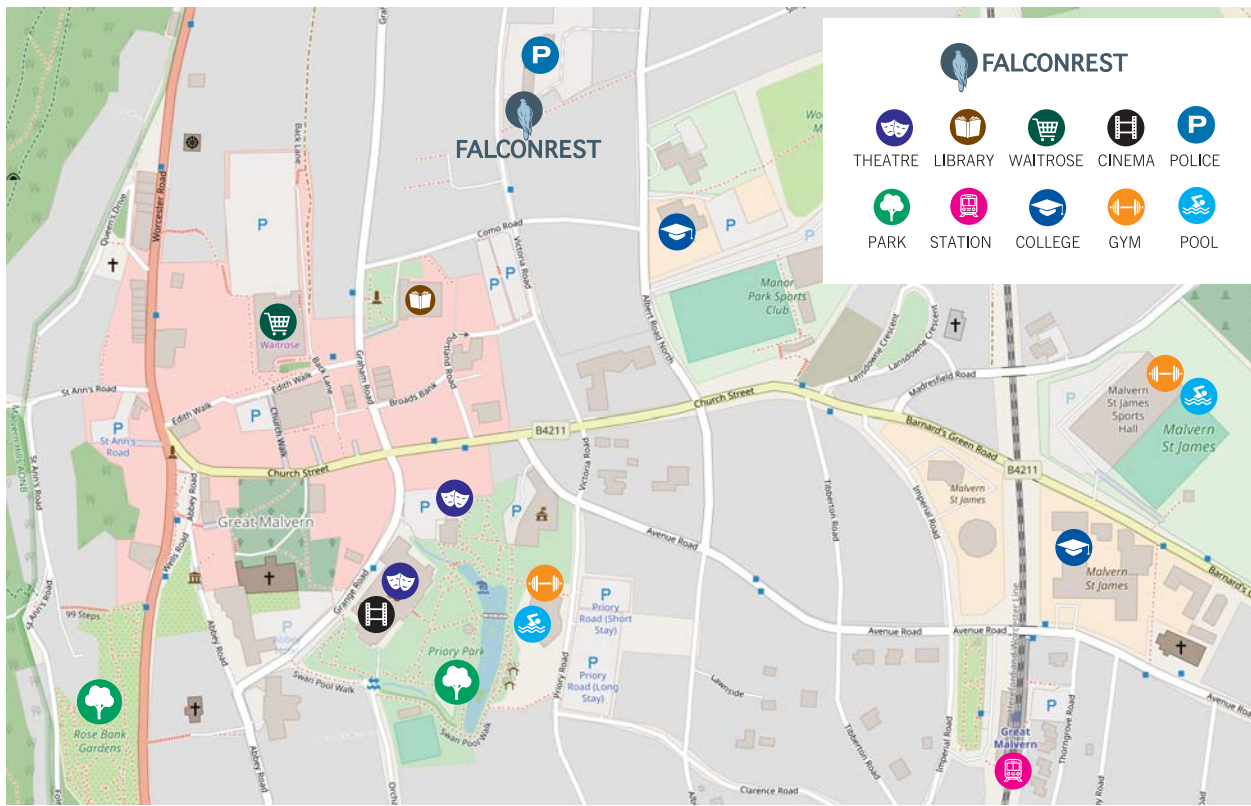


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STYLE AND CULTURE  
*Love your life...live in Malvern*





Source: OpenStreetMap

# LIVING IN MALVERN

## *Full of Character and Beauty*

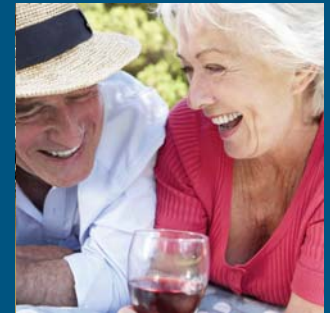
FALCONREST is perfectly positioned in a premier residential area in the heart of Great Malvern. The town centre with its village atmosphere and traditional charm are just a short stroll away. Here you will find independent boutiques and galleries; outstanding restaurants, award winning pubs and cafés; a range of supermarkets including Waitrose and a selection of swimming pools and fitness centres.

The renowned Malvern Theatre with its world class productions and cinema, the Priory Church and the Winter Gardens are only a 5 minute walk away.

The Malvern Hills provide a sensational natural backdrop and miles of wonderful walks right on the doorstep.

Prominent Independent Schools, Malvern College and Malvern St James are a few minutes by foot, and the popular Malvern Parish school is also close by.

Malvern has excellent links by road and rail: Great Malvern station is a five minute walk, with direct links to Worcester (12 mins), Birmingham (1 hr) and London Paddington (2.5 hrs). With Junction 7 of the M5 a short drive away, Gloucester, Cheltenham, Stratford-Upon-Avon, Bristol, Cardiff and Birmingham are all readily accessible.





# FALCONREST



## EXCLUSIVE APARTMENTS *Creative and Restful*

FALCONREST is a place for creativity and relaxation. Enjoy a party around the fire with friends in the carefully designed communal gardens.

Nearby Malvern St James and Malvern College have excellent sports facilities, pools and fitness classes. **3 years complimentary membership** with your apartment is offered.

Malvern St James has a superb cafeteria with views over the playing fields, a unique Victorian swimming pool, as well as Gym, Football, Squash, and a full selection of classes, such as Yoga, Spin and Boot Camp.

Malvern College has extremely comprehensive facilities, co-located at the College sports centre, next to their spectacular cricket pitches beneath the hills. Both clubs are conveniently located for FALCONREST. The choice is yours.

If a more leisurely approach is preferred, Manor Park offers both indoor and outdoor bowls and tennis.



CGI rendering of FALCONREST



## LUXURY MODERN LIVING *In a Historic Setting*

FALCONREST is an exclusive development of 8 contemporary apartments located in the very heart of historic Malvern, designed by award winning architects - Glazzards.

These individually designed apartments are finished to the highest specification with luxury contemporary interiors. Apartments 1 and 2 benefit additionally from private front patios and rear gardens, whilst Penthouses North and South enjoy spectacular views of the Malvern Hills and the Vale of Evesham.

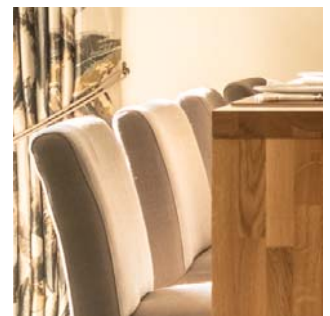




## SPECIFICATIONS

### *Simplicity & Elegance in Design*

- Luxury kitchens designed by PCL
- Neff appliances
- Slim-line granite worktops
- Hide and Slide Oven, Ceramic Hob and Extractor
- Neff Combination Microwave/Oven
- Fully integrated Neff Washer Dryer
- Integrated Neff Dishwasher and Fridge Freezer
- Franke sink and mixer tap with integrated boiling tap
- Under cab, plinth and feature LED kitchen lighting
- Chrome switches and sockets throughout
- Down lighters on dimmer switches for mood lighting in living rooms, kitchens and bathrooms
- Gas fired hot water and central heating
- Worcester Bosch 32kw CDI Compact Combi Boilers
- Engineered Oak flooring
- Under Floor Heating throughout



FALCONREST





## SPECIFICATIONS

### *Beauty & Functionality in Form*

- Television (terrestrial & Sky+) points in living rooms and bedrooms
- Telephone lines installed, with super fast broadband connectivity
- Beautiful tiled bathrooms, with overhead and hand held showers
- Back-to-wall WCs and concealed cisterns with chrome dual flush plate for environmentally aware water usage
- Contemporary wash basins with designer mixer taps
- Polished chrome heated towel rails
- Recessed top lit mirrors, shaver sockets and feature lighting
- Fitted wardrobes in bedrooms



FALCONREST



## SUPERIOR QUALITY

### *Designed for You*

- Private front Gardens and Patios to rear for both Ground Floor Garden Apartments
- Front and rear balconies to all others
- Panoramic views of the Vale of Evesham and the Malvern Hills from the Penthouse Apartments
- Bespoke interiors for Living Rooms and Bedrooms
- Luxury oak wooden flooring to Hall and Living Areas
- Fitted carpets to Bedrooms
- Contemporary oak internal doors
- Polished chrome door furniture
- Designated off road car parking space for each apartment

### *Convenient Secure Living*

- Front and rear Video Door Entry System to each apartment
- Communal television aerial and satellite dish
- Smoke alarms hardwired to mains supply with battery back-up
- Additional gated access to communal garden from adjacent public pathway
- Water mist suppression system fitted to all apartments
- Designer communal gardens with pleached trees and seating area
- Discreet bin store and bike store
- Architect design and build certification
- Electric Under Floor Heating to communal area
- Full Building Regulations Certification
- 10 year warranty from International Construction Warranties Ltd



# FALCONREST

LUXURY APARTMENTS



FALCONREST 

LUXURY APARTMENTS

*Love your life...live in Malvern*



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