



## 8 Santler Court Worcester Road, Malvern, WR14 1SF

**£95,000**

Located within the heart of Malvern Link and close to all local amenities, this well presented ground floor retirement apartment enjoys direct access from the living room to the attractive communal gardens. In brief the accommodation comprises a spacious reception hall, living room, fitted kitchen, double bedroom and shower room. Santler Court has the further benefits of a residents lounge, guest suites, laundry facility and call care system throughout the development. Viewing is strongly advised to appreciate this apartment to the full. Offered for sale with no onward chain. EPC Rating B.

## **Communal Entrance Hall**

Intercom entry provides access into the Communal Entrance Hall. Apartment 8 is located on the Ground Level.

## **Reception Hall**

The entrance door leads into well proportioned Reception Hall with doors to the Living Room, Shower Room and Double Bedroom. Call care alarm system, coving to ceiling and deep walk-in storage cupboard.

## **Fitted Kitchen 7'8" x 8'7" (2.35 x 2.64)**

Fitted with white base and eyelevel units with work surface over and tiled splashbacks. Stainless steel sink unit with swan neck mixer tap, spaces for fridge and freezer, ceramic Siemens electric hob with extractor hood above and integrated Electrolux oven. Double glazed window overlooking the garden, coving to ceiling and convector heater.

## **Shower Room**

The Shower Room has been upgraded and comprises a fully glazed enclosure, housing mains shower. Vanity wash hand basin with cupboard below, low-level WC with storage cupboards to either side, extractor vent, heated towel rail and convector heater. Shaver light and point.

## **Living Room 13'10" x 12'1" (4.23 x 3.69)**

The pleasant Living Room has an attractive faux stone fire surround, night storage heater, coving to ceiling and double glazed door which leads to a small patio seating area and to the Communal Garden beyond.

Multi paned double doors lead into:

## **Bedroom 8'9" x 17'5" (2.69 x 5.32)**

A large double bedroom which enjoys an outlook over the Communal Gardens with built in full height mirror fronted wardrobes. Night storage heater, coving to ceiling.

## **Residents Facilities**

Santler Court offers many residents facilities including a light, bright residents lounge with direct access onto the well tended communal gardens. Within the residents lounge is a quiet area with a variety of books to peruse, tea and coffee making facility and access to the Worcester Road. Guest suites are available to hire for residents family and friends and there is a well appointed laundry room on

site. All apartments are fitted with a 24 hour call care alarm system. The development is suited to residents aged 60 and over.

## **Outside**

Santler Court has the benefit of well stocked and tended communal gardens which offer pleasant seating areas.

The Residents Parking area is located to the rear of the building, accessed via Redland Road.

## **Council Tax Band**

We understand that this property is council tax band B.

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.

## **Services**

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

## **Leasehold**

Our client advises us that the property is Leasehold on a 125 year Lease commencing in 2004. We understand that there is an annual ground rent and also an annual maintenance charge of £3363.36 as of March 2023.

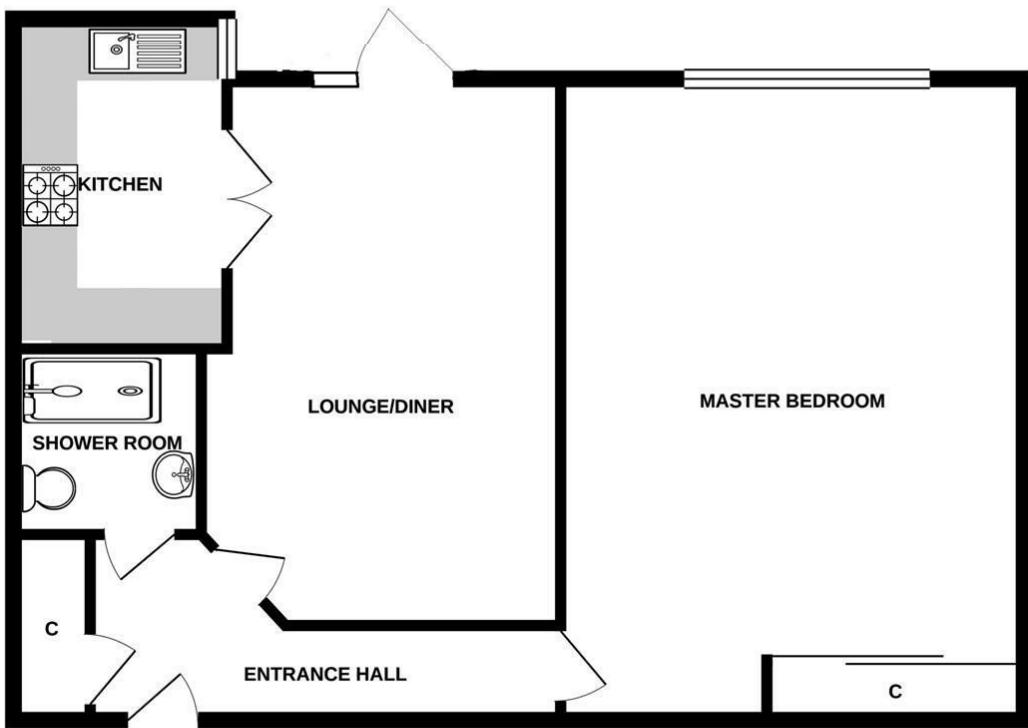
Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

## **Directions**

From our Malvern office proceed on the A449 towards Worcester into Malvern Link. Santler Court is located on the left shortly after the Fire Station.

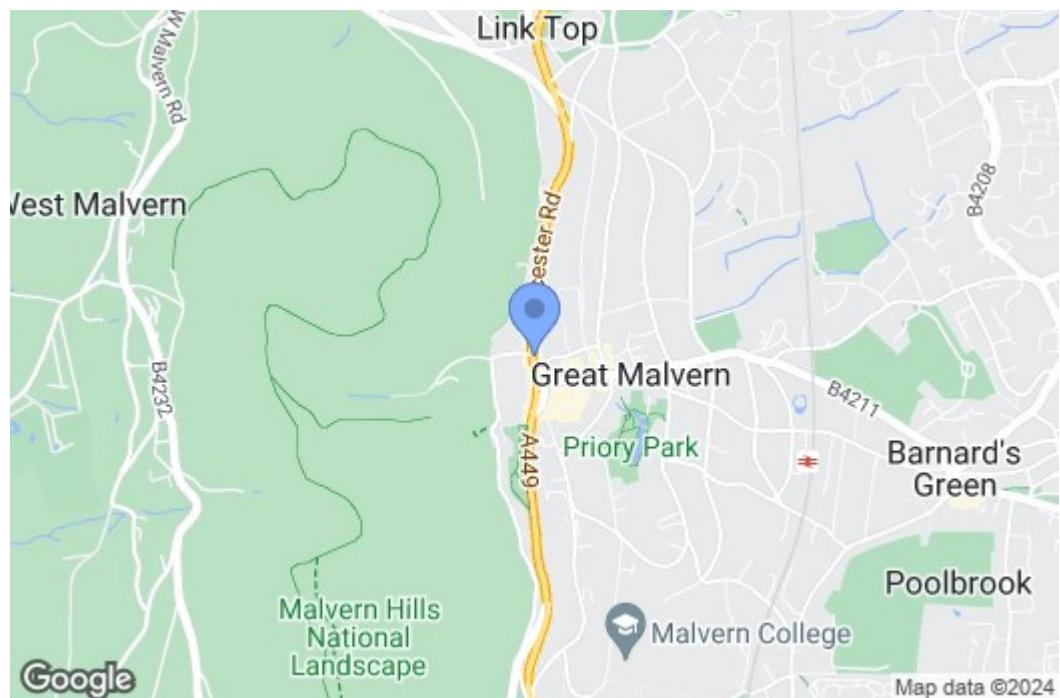
## Floor Plan

### GROUND FLOOR

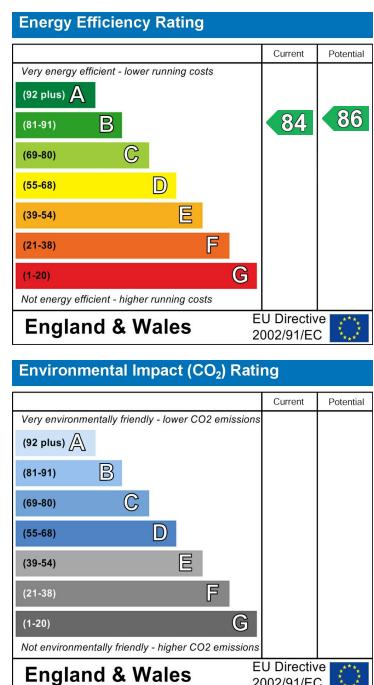


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## 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.