Denny & Salmond

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Residential Sales & Letting Agents

# 40 Santler Court Worcester Road

## Malvern, WR14 1SF

Located within the heart of Malvern Link, this well presented second floor retirement apartment provides bright and spacious accommodation with double glazing, and electric heating throughout. In brief the accommodation comprises a spacious reception hall, living room, recently re-fitted kitchen, two bedrooms and shower room.

In walking distance to amenities and Malvern Link train station, Santler Court further benefits from a residents lounge, guest suit, laundry facility and call care system throughout the development. Offered for sale with no onward chain.

**£110,000**

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**Communal Entrance**

Communal entrance via either Worcester Road or at the rear of the building off Redland Road. Intercom entry provides access into the communal entrance hall. Apartment 40 is located on the Second Floor.

**Reception Hall**

With doors off to both bedrooms, living room and shower room, wall mounted storage heater and coving to ceiling. Door to large walk-in storage cupboard housing the water heater, electric fuse board and slatted shelfing.

**Living Room**

17'7" x 11'2" (5.38 x 3.41)

A spacious Living Room with coving to ceiling and double glazed windows to the rear aspect. TV point, wall mounted storage heater and feature electric fire place with a marble surround and wooden mantle. Glazed doors opening to:

**Kitchen**

8'11" x 5'8" (2.74 x 1.75)

The recently re-fitted kitchen is fitted with a range of base and eye level units, working surfaces and tiled splash back. Stainless steel sink unit with drainer and mixer tap, under counter free standing washer/dryer and free standing fridge and freezer. Four ring electric hob with extractor over, on counter small oven. Double glazed window to the rear aspect.

**Shower Room**

Fitted with a low flush WC, vanity sink unit with cupboards below and mirror above. Fully tiled walls, electric towel rail, extractor fan, fan heater and shower cubicle with mains shower.

**Bedroom One**

15'7" x 9'3" (4.77 x 2.82)

With dual aspect double glazed windows providing views of the Malvern hills, built-in mirror fronted double wardrobe with hanging rail and shelving. Coving to ceiling, TV point and wall mounted storage heater.

**Bedroom Two**

9'3" x 8'8" (2.82 x 2.65)

Double glazed window to the rear aspect, coving and wall mounted storage heater.

**Resident Facilities**

Santler Court offers many residents facilities including a light, bright residents lounge with direct access into the well tendered communal gardens with outside seating. 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.

A Guest suite is 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.

**Council Tax Band**

We understand that this property is council tax band C.
This information may have been obtained via 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 125 year Lease commencing on 27.08.2004. We understand that there is an annual ground rent of £450 with a service charge of £ £5171.67 Included within this charge is cleaning of all of all communal spaces, gardening, regular maintenance, inspections, water and refurbishments to the building. There is also manager for the building who is on site Monday to Friday, 9am to 5pm. Our client advises us that the service charge and ground rent is paid up to 28 Feb 2026.

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

**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

**Disclosure**

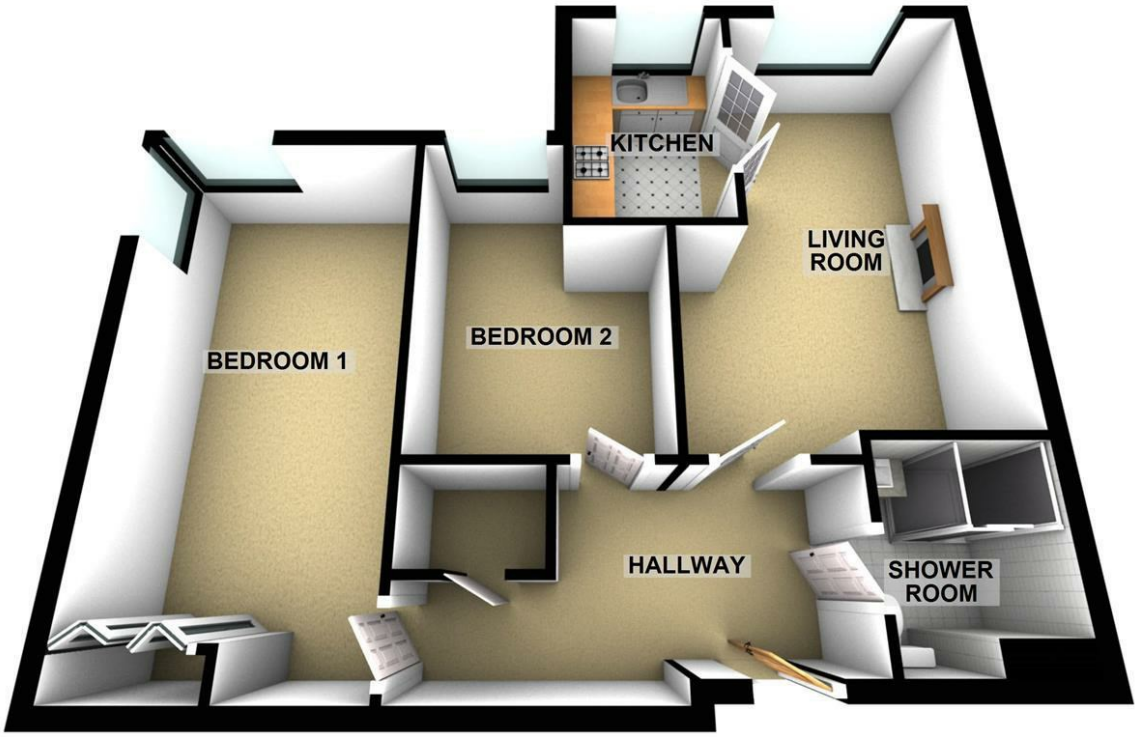
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

**Virtual Tour**

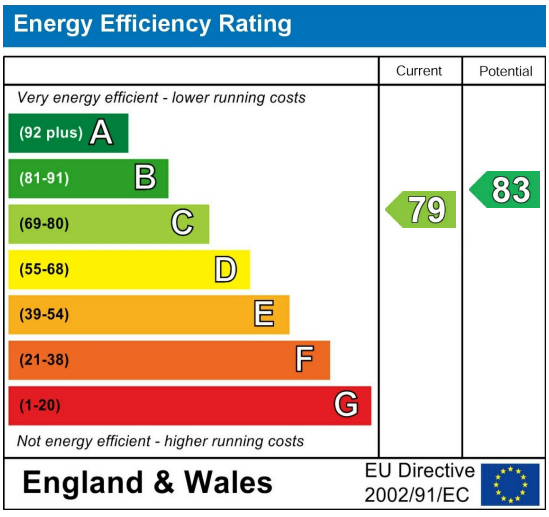
A virtual tour is available on this property copy this URL into your browser bar on the internet https://www.youtube.com/watch?v=aV4enmp9Jgs

# Floor Plan

SECOND FLOOR




40 SANTLER COURT, WORCESTER RD, MALVERN




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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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