Denny & Salmond

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Residential Sales & Letting Agents

11 Santler Court Worcester Road

Malvern, WR14 1SF

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, re-fitted kitchen, double bedroom and bathroom. Santler Court has the further benefits of a residents lounge, guest suite, 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.

Guide Price £73,500

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Communal Entrance Hall

Intercom entry provides access into the Communal Entrance Hall. Apartment 11 is located on the Ground Level.

Entrance Hall

Night storage heater, large, walk-in linen cupboard, housing hot water tank and slatted shelving.

Living Room

12'0" x 13'7" (3.68 x 4.15)

Feature marble fireplace inset with an electric effect fire. Double patio doors leading to the communal gardens, coving to ceiling night storage heater and double doors leading to:

Refitted Kitchen

7'6" x 7'7" (2.29 x 2.33)

Beautifully refitted with a full range of eye and base level storage units. Integrated electric oven microwave and four point Neff hob . Integrated dishwasher, fridge and freezer. Stainless steel one and a half bowl single drainer sink unit. Wall mounted Creda electric fan heater and double glazed window to side aspect.

Double Bedroom

15'5" x 8'10" (4.7 x 2.70)

A spacious double bedroom with a double glazed window overlooking the gardens. Night storage heater, double wardrobe with mirrored fronted doors, hanging rail and shelf. Coving to ceiling.

Bathroom

Comprising of a low flush WC and panel bath with mains shower over. Heated towel rail. Pedestal wash hand basin set into a vanity unit with cupboards below mirror and shaver/Light point 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.

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.

Council Tax Band

We understand that this property is council tax band B.
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 1st July 2004. We understand that there is a biannual ground rent of £192.50 with a biannual maintenance/service charge of £1,735.24. 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

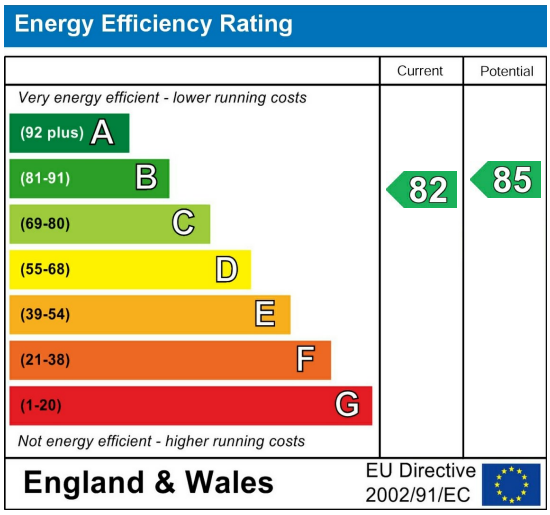
Directions

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.

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=G1oV_vboQPQ

Floor Plan



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.