



## 6 Morgan Court Worcester Road Malvern, WR14 1EX

Morgan Court is an established development, suitable for the active retired aged 60 and above. Located within easy reach of amenities of Malvern Link and the train station, this lower ground floor, one bedroom retirement apartment comprises, Entrance Hall, Living Room, Kitchen, Bedroom, Bathroom and private outside patio.

The property further benefits from residents facilities including a large lounge, bookable guest suite, laundry facility, building manager, alarm pull cords throughout the apartment and stunning mature gardens. Offered for sale with no onward chain.

**£62,500**

# 6 Morgan Court Worcester Road

Malvern, WR14 1EX



## Communal Entrance

Morgan Court has a secure entry system with intercom to each apartment, lifts and staircases to all levels. Apartment 6 is located on the lower ground floor within easy reach of the lift, stairs and communal gardens.

## Entrance Hall

Entrance door opens into the Entrance Hall with doors off to all rooms.

## Living Dining Room

max 16'6" x 14'4" (max 5.04 x 4.38)

## Living Area

11'8". x 14'4" (3.56. x 4.38)

A particular feature of this room is the electric fire inset with wooden mantle, stone hearth and surround. Coving to ceiling, entry income system, wall mounted light fittings and double glazed window to the rear aspect. Double glazed door opens to the private patio.

## Dining Area

6'3" x 7'4" (1.91 x 2.24)

Space for dining table, electric heater and door to a large storage cupboard currently housing the newly fitted water heater and wall mounted consumer unit. Coving to ceiling and archway to:

## Kitchen

6'9" x 7'3" (2.08 x 2.22)

Fitted with base and eye level units with working surface and fully tiled splash back. Four Ring electric hob with extractor above. Space for an under counter fridge and stainless steel sink unit with mixer tap. Tiled effect flooring and coving to ceiling.

## Bedroom

15'8" x 8'8" (4.78 x 2.65)

Spacious double bedroom with coving to ceiling and floor to ceiling fitted wardrobes. Electric heater, wall mounted light fittings and pull cord system. Double glazed window overlooking the beautifully maintained gardens and patio area.

## Bathroom

Fitted with a white suite comprising panel bath with electric shower over, low flush WC, vanity unit with sink inset, mixer tap and cupboards below. Wall mounted heater, shaver socket, light and mirror. Tile effect flooring, fully tiled walls, 'Ladder' style radiator, extractor fan and coving to ceiling.

## Outside

Morgan Court is well known for its sizable, mature gardens with numerous pleasant seating areas throughout. Residents parking is

situated to the front of the building Located on the lower ground floor, this apartment enjoys the use of a private patio and direct access to the stunning communal gardens.

## Residents Facilities

Morgan Court is set amidst sizeable, mature gardens which offer a quiet place to sit and enjoy the outdoors, located to the rear of the building which are accessed from the spacious residents lounge on the Lower Ground Floor. Throughout the development is a call care alarm system creating a safe environment for all residents.

A pre-bookable guest suite is available for hire at a modest charge and the use of the well appointed on site laundry facility is included within the service charges.

To the front of the development, are a limited amount of parking bays with further on road parking available on Worcester 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.

## 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.

## Leasehold

Our client advises us that the property is Leasehold on a 125 year Lease commencing on 01/04/1988. we understand that there is an annual ground rent of £500 with an annual maintenance charge of £4196 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



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.

