



18 Merrievale Court Barnards Green Road, Malvern, WR14 3NE

£50,000

Denny & Salmond are offering for sale a one bed first floor retirement apartment. Merrievale Court is approximately 100 yards from Barnards Green's shops and cafes with a bus stop conveniently located nearby. This small retirement complex comprises 21 properties arranged over 3 floors. Number 18 is a first floor apartment which briefly comprises an entrance hall, living room, kitchen, one bedroom and a shower room. It is a condition of purchase that residents be over the age of 60 years. Offered for sale with no onward chain and internal viewing is strongly advised.

Constructed in the late 1980s Merrievale Court is an imaginatively conceived complex of 21 properties arranged over three floors. It is designed to cater for the active retired and is available to buyers over the age of 60 years. A resident manager ensures the smooth running of The Court and is available to assist with queries or problems and help in the event of illness or emergencies. The apartment has an alarm system which allows two way contact between the residents and the manager. In the manager's absence the alarm is linked by telephone to a local authority centre or control providing cover every day of the year. The building also has a lift, wheelchair access, a shared resident's lounge (with kitchen and toilet facilities), a laundry room (fitted with washing machines and tumble driers) and a guest's suite for overnight visitors.

Communal Hall

An intercom entry system facilitates access into the building and the House Managers office is located off the Entrance Vestibule. Staircase or lift facility provides access to the upper floors.

Entrance Hall

Solid wood entrance door leads into the Entrance Hall with doors to all rooms, smoke alarm, pull cord alarm system and walk in airing cupboard with hot water system, fuse panel and ample shelving.

Kitchen 8'0" x 7'4" (2.44m x 2.26m)

The kitchen is comprehensively fitted with a range of light coloured base and eye level units with working surface, one and a half bowl sink unit with mixer tap and tiled splash backs. Integrated electric oven, four ring electric hob with extractor hood over and microwave. Dishwasher and fridge freezer, emergency pull cord, electric radiator and Xpelair extractor vent.

Living Room 8'0" x 7'4" (2.44 x 2.26)

Double glazed window to both the side and rear elevations, attractive plasterwork fire surround with marble hearth housing living flame electric fire and ornate coving to ceiling. Centre light and picture light, TV aerial point and telephone point. emergency pull cord and electric radiator.

Bedroom 12'11" x 9'8" (3.94m x 2.95m)

Fitted with two double wardrobes incorporating drawer unit and display shelving. Electric radiator,

emergency pull cord and double glazed window to rear. Telephone point and TV aerial point.

Shower

The shower room is fitted with a large walk in shower cubicle housing, Mira Zest electric shower with aqua board panelling, grab rail and seat. Vanity wash hand basin with cupboard below, low-level WC, part tiling to walls, shaver light and point. Heated towel rail, emergency pull cord, convactor heater and Xpelair extractor vent.

Resident Facilities

Merrivale Court is suitable for residents aged 60 and above, a House Manager is on site in addition to a 24 hours emergency 'Appello' call system.

A resident manager is available to assist with queries or problems and help in the event of illness or emergencies. The apartment has an alarm system which allows two way contact between the residents and the manager. In the manager's absence the alarm is linked by telephone to a local authority centre or control providing cover every day of the year.

The development has the benefit of bookable guest suites, laundry facility and a spacious residents lounge with kitchenette. Well kept communal gardens to the front and rear of the property with seating are available for the residents. There is also limited off road parking.

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 99 year Lease commencing on 1989. We understand that there is an annual ground rent of £100 with a yearly maintenance charge of £4,507.99. 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

Disclaimer

Photographs of this property were taken prior to the current tenant's occupation.

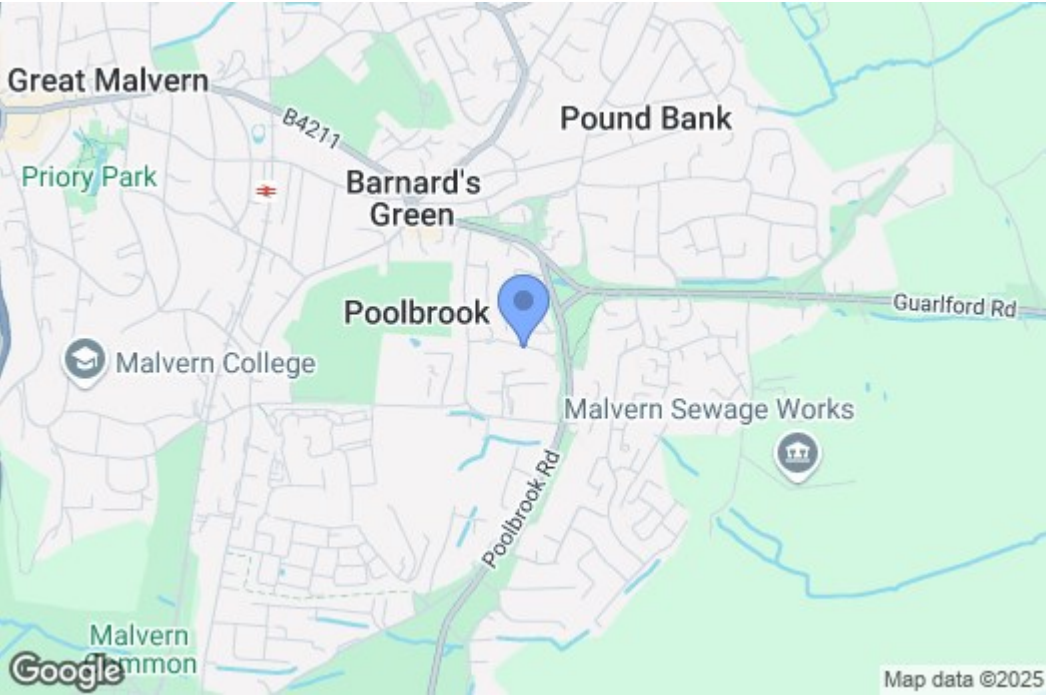
The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

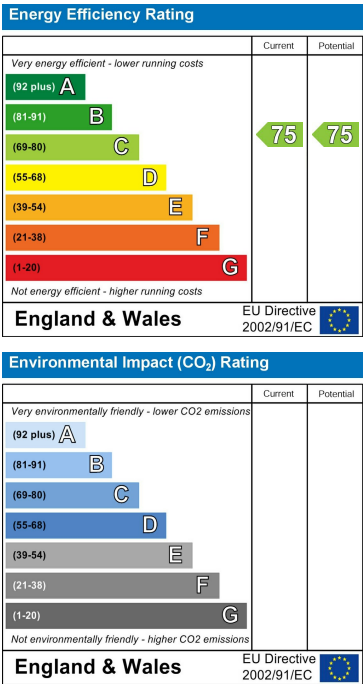
Directions

From our Malvern office proceed down Church Street, through the traffic lights towards Barnards Breen. At the roundabout take the third exit and proceed ahead through the shopping area. Merrivale Court is located on the right and visitors parking is situated in front of the building.

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