Denny & Salmond

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Residential Sales & Letting Agents

39 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 third floor, two bedroom retirement apartment comprises, entrance hall, living room, re-fitted kitchen, two bedrooms and shower room.

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.

£88,750

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Situated on the third floor, within easy reach of both the lift and staircase, a wood entrance door leads into:

Entrance Hall

The entrance door opens to the entrance hall with coving to ceiling, useful storage cupboard housing the Tempest water qylinder and electric consumer unit and doors to all rooms.

Living Room

15'5" m x 10'6" m. (4.72 m x 3.22 m.)

The Living Room has a Coal effect electric fire set into a wooden surround and tiled hearth. Wall mounted electric radiator, wall lighting, coving to ceiling and a large double glazed window to the side aspect.

An archway leads into:

Kitchen

7'4" x 5'4" (2.25m x 1.65m)

The Kitchen has been re fitted with a range of eye and base level units, integrated undercounter fridge and single electric oven with integrated microwave above. Stainless steel sink unit with drainer, mixer tap and tiled splash back. Two point electric hob with extractor above and coving to ceiling.

Bedroom One

15'8" m x 8'6" m (4.8 m x 2.61 m)

Generous in size with two sets of double wardrobes with folding mirrored doors. Wall lighting, coving to ceiling, wall mounted electric heater and double glazed window to the side aspect.

Bedroom Two

8'10" m x 9'0" m (2.7 m x 2.76 m)

Currently used as a home office with a double glazed window to side aspect, coving to ceiling, wall mounted electric heater and built-in storage with shelving

Shower Room

A stylish Shower Room refitted with a white suite comprising large shower enclosure with glazed screen and marble effect aqua boarding to walls housing mains shower. Low level WC, vanity basin unit with cupboards below, mirror with light and shaver socket. Heated towel rail.

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.

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.

Leasehold

Our client advises us that the property is Leasehold on a 125 year Lease commencing in 1988. we understand that there is an annual ground rent of £502 with an annual maintenance charge of £4190.70. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

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.

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

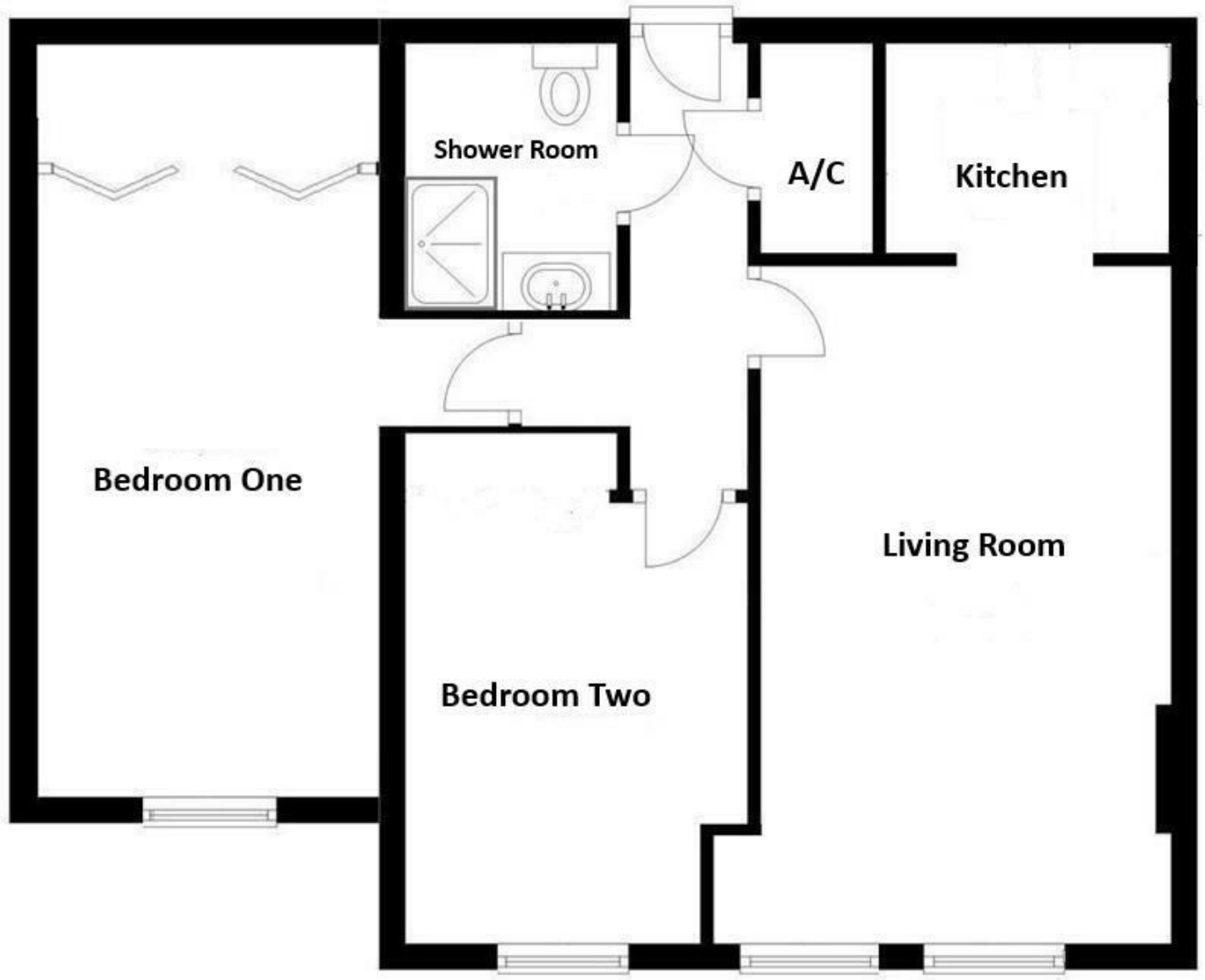
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

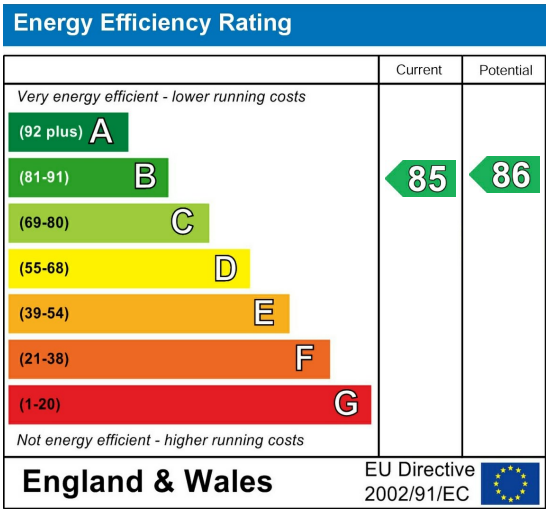
Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet https://www.youtube.com/watch?v=r57M2IW12AA

FIRE
EXIT

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.

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