Denny & Salmond

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Residential Sales & Letting Agents

# Apartment 2, 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 a sunny aspect and views towards Malvern Link Common. In brief the accommodation comprises; reception hall, living room, fitted kitchen, two bedrooms and shower room. Santler Court has the further benefits of lovely communal gardens and residents lounge, 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 C.

**£125,000**

# Apartment 2, Santler Court Worcester Road

## Malvern, WR14 1SF

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Santler Court is a well presented complex designed by McCarthy and Stone. Santler Court is conveniently located close to the amenities of Malvern Link, to include, independent shops, supermarket and Post Office and within easy reach of Malvern Link Train Station.

### Communal Entrance

Secure intercom entry leads into the Communal Entrance Hall with access to the residents lounge, laundry facility and lift to all floors. Apartment 2 is located on the Ground Floor.

### Reception Hall

With doors off to both bedrooms, shower room and living room. Wall mounted electric night storage heater, door to Airing Cupboard housing Pulsacoil water tank and slatted shelving for storage. Call care alarm system and coving to ceiling.

### Living Room

17'8" x 11'5" narrowing to 8'10" (5.4m x 3.5m narrowing to 2.7m)

A bright and spacious Living Room with a glazed door opening out to a paved seating area providing views over Malvern Link common. Wall mounted electric heater, electric "coal" effect fire with surround and hearth. Night storage heater and glazed double doors to the Kitchen.

### Kitchen

9'0" x 5'10" (2.75m x 1.8m )

The Kitchen is comprehensively fitted with a range of eye and base level units with working surfaces and tiled splashback. Four point electric hob with extractor above, electric single oven and space for two under counter appliances. Stainless steel sink unit with drainer, double glazed window to the side aspect and wall mounted Creda electric heater.

### Bedroom One

15'6" x 9'4" (4.73m x 2.85m)

A large sunny room with built in double wardrobes, wall mounted electric night storage heater and double glazed window to the front aspect.

### Bedroom Two

11'1" x 8'6" (3.4m x 2.6m)

A generous size second bedroom with wall mounted electric night storage heater and double glazed window to the front aspect.

### Shower Room

The Shower room is fitted with a double walk-in shower, low flush WC and vanity unit with cupboards below. Fully tiled walls, extractor and wall mounted Creda electric heater. Electric towel holder.

### 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.

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.

### Leasehold

Our client advises us that the property is Leasehold on a 125 year Lease commencing on 2005. We understand that there is an annual ground rent of £450 with a twice yearly Service charge of £2613.31.

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

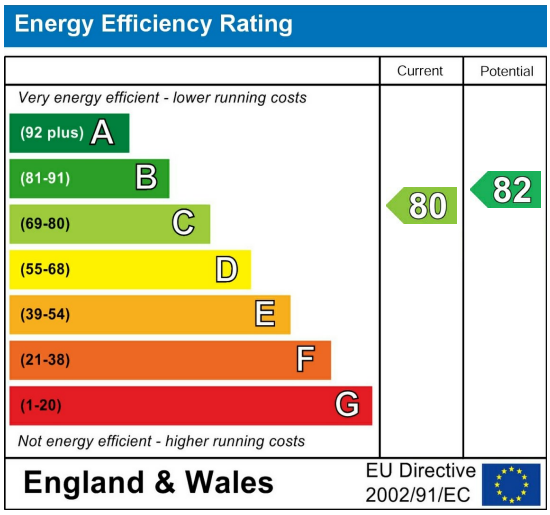
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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

### Virtual Viewing

A virtual tour is available on this property copy this URL into your browser bar on the internet:-

https://www.youtube.com/watch?v=_e3SN-dfqyw

## Floor Plan

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