Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411



Santler Court Worcester Road, Malvern, WR14 1SF

Offers Invited
£65,000

A well presented FIRST FLOOR apartment, enjoys views overlooking the residents gardens and offers accommodation comprising: large reception hall with store/airing cupboard, lounge/dining room with French doors to Juliet balcony, fitted kitchen with appliances, large double bedroom with built in wardrobe and re-fitted shower room. Santler Court has the further benefits of lovely communal gardens and residents' lounge, laundry facility and call care system throughout the development, plus guest accommodation. Malvern Link Common is within 50 meters of the building. Viewing is strongly advised to appreciate this apartment, offered with no onward chain.







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MAYFAIR OFFICE GROUP

Flat 27, Santler Court, Worcester Road, Malvern, WR14 1SF











RECEPTION HALL
With built in cupboard with shelving and hot water cylinder, light and fuse board, night storage heater. Doors to:-

REFITTED SHOWER ROOM
With large shower enclosure, wc, wash basin with cupboard under, heated towel rail, extractor fan.

LOUNGE/DINING ROOM
Rear aspect double glazed French doors to Juliet balcony overlooking the residents gardens, night storage heater, decorative fire surround, Doorway to kitchen.

KITCHEN
Side aspect double glazed window, fitted kitchen units to eye and base level including single drainer sink unit, four ring electric hob, filter hood over, built in oven and grill, spaces fridge and freezer (appliances included).

BEDROOM
Rear aspect double glazed window, night storage heater, built in double wardrobe with mirrored doors.

OUTSIDE
There is a limited amount of parking spaces which are allocated as one becomes available Covered mobility scooter parking is available at the rear of the garden. The communal gardens are very attractive and well maintained and provide areas to sit out and enjoy the environment.

RESIDENTS FACILITIES
Santler Court offers many residents' facilities including a light, bright residents lounge with direct access onto the well tended communal gardens. There is a secondary quiet area with a variety of books to peruse, kitchenette offering tea and coffee making facilities 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, plus the house manager, who is on site 9-5 Monday to Friday. All apartments are fitted with a 24 hour call care alarm system. The development is available to residents aged 60 and over.

LEASE INFORMATION

Our client advises us that the property is leasehold on a 125 year lease commencing from 2004. We understand that there is an annual ground rent of £385 and service charge of £3610, both paid in two half-yearly payments. The building and its facilities are managed by First Port. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre contract enquiries. Age restriction applies at 60 and over for the first person, 55 for the second person.





DIRECTIONS

From our office on the Worcester Road, turn left onto the A449 Worcester Road towards Malvern Link. Carry straight on bearing downhill alongside the Common on your right hand side. Continue past the railway and fire stations on your left hand side. Santler Court will be found on the corner of Howsell Road and the car park can be found by continuing past the building and taking the next left hand turning into Cromwell Road, left again into Redland Road and the access to the car park will be seen straight ahead. Parking is available in Redland Road and we will meet at the back door. To arrange a viewing or with any queries on the property please call Allan Morris on 01684 561411.

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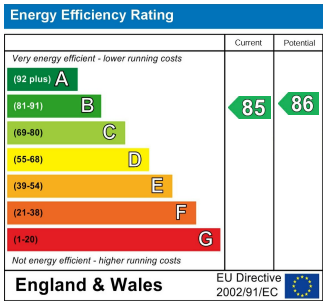
TENURE: We understand the property to be Leasehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items may be available by separate arrangement. The new carpets and curtains are included.

SERVICES: Mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B

ENERGY PERFORMANCE RATINGS:



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