# Allan Morris
estate agents

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WR14 4QY
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## Flat 6 Santler Court, Malvern, WR14 1SF

**Open To Offers**
**£70,000**

***** PRICED TO SELL QUICKLY.....NO CHAIN SALE *****
A larger than average ground floor apartment with personal door to the rear.
The apartment has been updated with new flooring throughout, new fuse board, programmable electric heaters, new kitchen and shower room and redecorated throughout. In brief, this welcoming flat comprises: a double bedroom, living/dining room, storage room/office space off the living room, kitchen, shower room, storage cupboards and direct external access to the rear of the building. The development benefits from a house manager (office hours), communal lounge, laundry room, and beautiful gardens plus the availability of a guest suite.
We recommend early viewing to appreciate all that is on offer.







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# Flat 6, Santler Court, Worcester Road, Malvern, WR14 1SF











**ENTRANCE**
Approached via the rear entrance via secure entry phone into communal hallway, the hall bends to the left and apartment six is on the left.

**ENTRANCE HALL**
With telephone point, power point, alarm pull and entry phone, alarm system, cupboard housing newly replaced fuse boards, Pulsa Coil hot water system and shelving.

**LIVING ROOM 17'7" narrowing to 8'8" x 11'1" (5.36m narrowing to 2.65m x 3.38m)**
With double glazed French door offering rear access and side window, alarm pull, power points, electric heater, telephone point, television point, twin ceiling lights and coving and opening into the:

**KITCHEN 8'11" x 5'8" (2.73m x 1.75m)**
Newly fitted with a matching range of wall and base units, electric oven, inset sink unit with mixer tap, double glazed window, space for washing machine, fridge freezer, Creda wall mounted fan heater, alarm pull and coving.

**STUDY (OFF LIVING ROOM) 8'3" x 4'6" (2.52m x 1.38m)**
Although there is no window, the newly fitted LED light offers excellent light and the room works well as an office or storage area, power points, electric programmable heater and coving.

**BEDROOM 15'5" x 8'8" (4.7m x 2.65m )**
With double glazed window, built-in wardrobe, electric programmable heater, power points and the telephone point.

**SHOWER ROOM 6'9" x 5'7" (2.07m x 1.72m)**
Being newly replaced with glazed shower cubicle, close coupled WC, ceramic basin, wall mounted illuminated mirror, electric heated towel rail, extractor unit and Duplex wall mounted heater.

## 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.

## LEASE AND SERVICE CHARGE

The age requirement is that the primary resident must be a minimum of 60 years of age but can have a partner living at the property who is 55 years of age or above.
There is currently a waiting list to secure a parking space at the rear.
The Lease runs from 2004 for 125 years. The ground rent is payable in two instalments per annum of £192.50. The service charge is also paid twice yearly with two instalments of £1904.93
There is a house manager on site, Monday to Friday, office hours. As well as the house manager, buildings maintenance, building insurance, water rates, laundry facilities, gardening and the Appello call system are included in the maintenance charges.









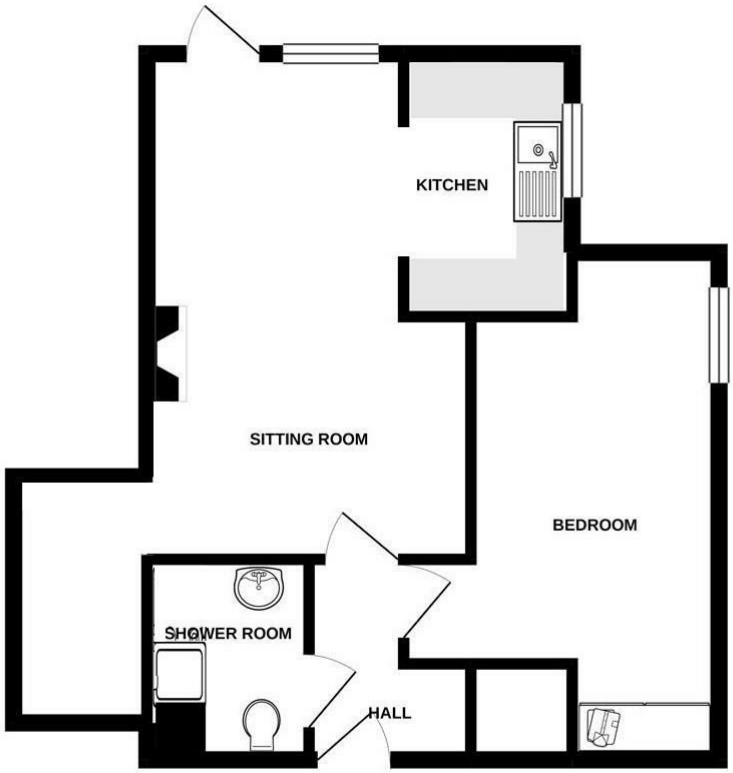


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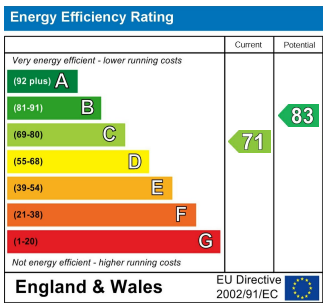
GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.




TOTAL FLOOR AREA : 474 sq.ft. (44.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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. Carpets are included in the sale.
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: Current: C71 Potential: B83 (New heaters installed since EPC done)
SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700




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