Allan Morris
estate agents

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

28 Santler Court Worcester Road, Malvern, WR14 1SF

£75,000

A well presented FIRST FLOOR apartment, enjoys views overlooking the residents gardens and offers accommodation comprising: reception hall, living room with dining area, fitted kitchen, double bedroom 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

28 Santler Court, Worcester Road, Malvern, WR14 1SF

ENTRANCE HALLWAY
From the communal hallway the entrance door leads into the Entrance Hall with deep storage cupboard housing hot water cylinder, alarm system with emergency pull cord, doors to shower room, living room and bedroom.

LIVING DINING ROOM 17'7" x 11'1" (5.37m x 3.38m)
Double glazed window overlooks the lovely residents garden, feature fireplace with electric fire, additional electric heater, television point and BT open reach connection, emergency pull cord, part glazed double doors into:

KITCHEN 8'11" x 5'8" (2.74m x 1.75m)
The kitchen has been comprehensively fitted with a range of light wood effect base and eye level units with worksurface and tiled splashbacks. Stainless steel sink unit with easy turn mixer tap, double glazed window to rear aspect, integrated Electrolux single oven, four ring hob, fridge and freezer may be available by negotiation, emergency pull cord and convector heater.

BEDROOM 11'9" x 8'9" (3.59m x 2.69m)
Double glazed window to the rear, overlooking the gardens. Television and telephone points, full height built in wardrobe with mirrored folding doors.

SHOWER ROOM 6'10" x 5'8" (2.09m x 1.74m)
The shower room has been refitted with a large walk in shower cubicle with glazed sliding door, grab rail and mains shower with both spray head and rainfall shower heads, convector heater. Vanity wash basin with cupboard under and low level WC, full tiling to walls, extractor vent, shaver light, emergency push button and heated towel rail.

COMMUNAL GARDENS
From the residents' lounge access can be gained to the well tendered communal gardens which provide a tranquil seating area and have received awards.

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 DETAILS

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 £3609.94, both paid in two half-yearly payments. 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.

ASKING PRICE

£75,000

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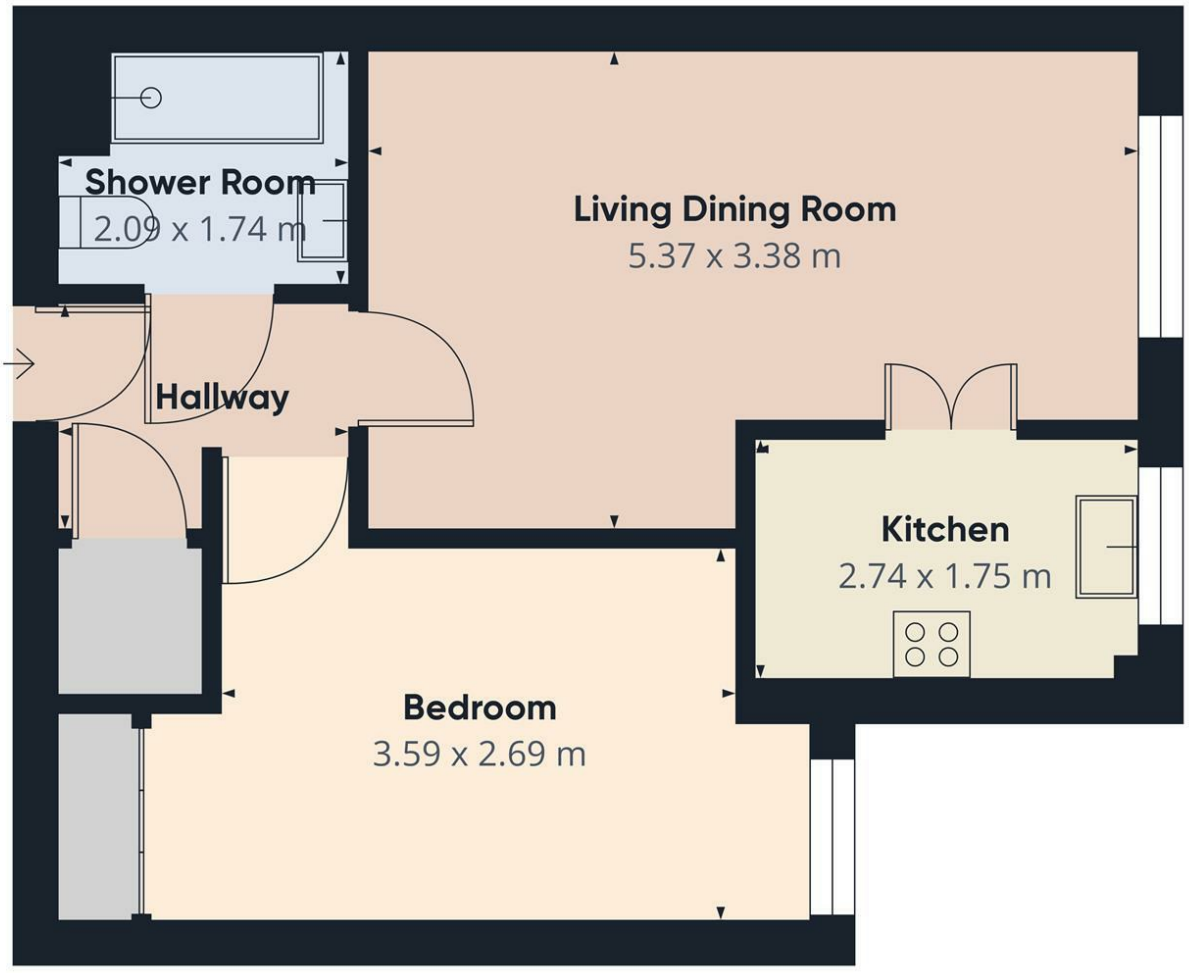

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Approximate total area(1)
41.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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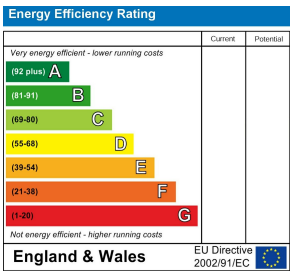
EPC



Material Information Report

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: Current: TBC Potential: TBC
SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

(ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
(iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
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