



**Malin Court, School Road**  
Alcester, B49 5DJ



# Offers In The Region Of £125,000



'Malin Court' is a purpose-built retirement complex having a great location close to the centre of the attractive Roman market town of Alcester and within a short walk of the picturesque High Street and a Waitrose supermarket along with the many excellent facilities of the town itself.

This well presented apartment is positioned on the first floor (there is a lift), with a delightful aspect from all the windows to the rear of the building over the well-kept communal gardens and beyond. Further communal facilities include a large residents lounge, a well-serviced laundry room and a car park.

The apartment itself comprises of a reception hall with access to a bright living room with a feature adam-style fireplace and electric fire. an arch leads through to a well-fitted modern kitchen with integral fridge and a freezer, electric oven and hob with extractor fan and a comprehensive range of cupboards.

There is also a modern fitted shower room with over-sized shower and wash hand basin and wc set in a vanity unit with plenty of storage.

The one double bedroom has a good range of fitted wardrobes, cupboards and drawer space and a window overlooking the gardens.

All rooms have a well-positioned emergency pull-cord for added safety along with a security telephone positioned in the hall.

First Port Management Co. Ground Rent - £57.16 per annum - paid half yearly £263.16 / Service charge - £3646.44 - paid half yearly £1823.44. Lease unexpired approx 80 yrs.

The apartment is offered for sale with NO UPWARD CHAIN.







**Tax Band: C**

**Council: Stratford**

**Tenure: Leasehold**



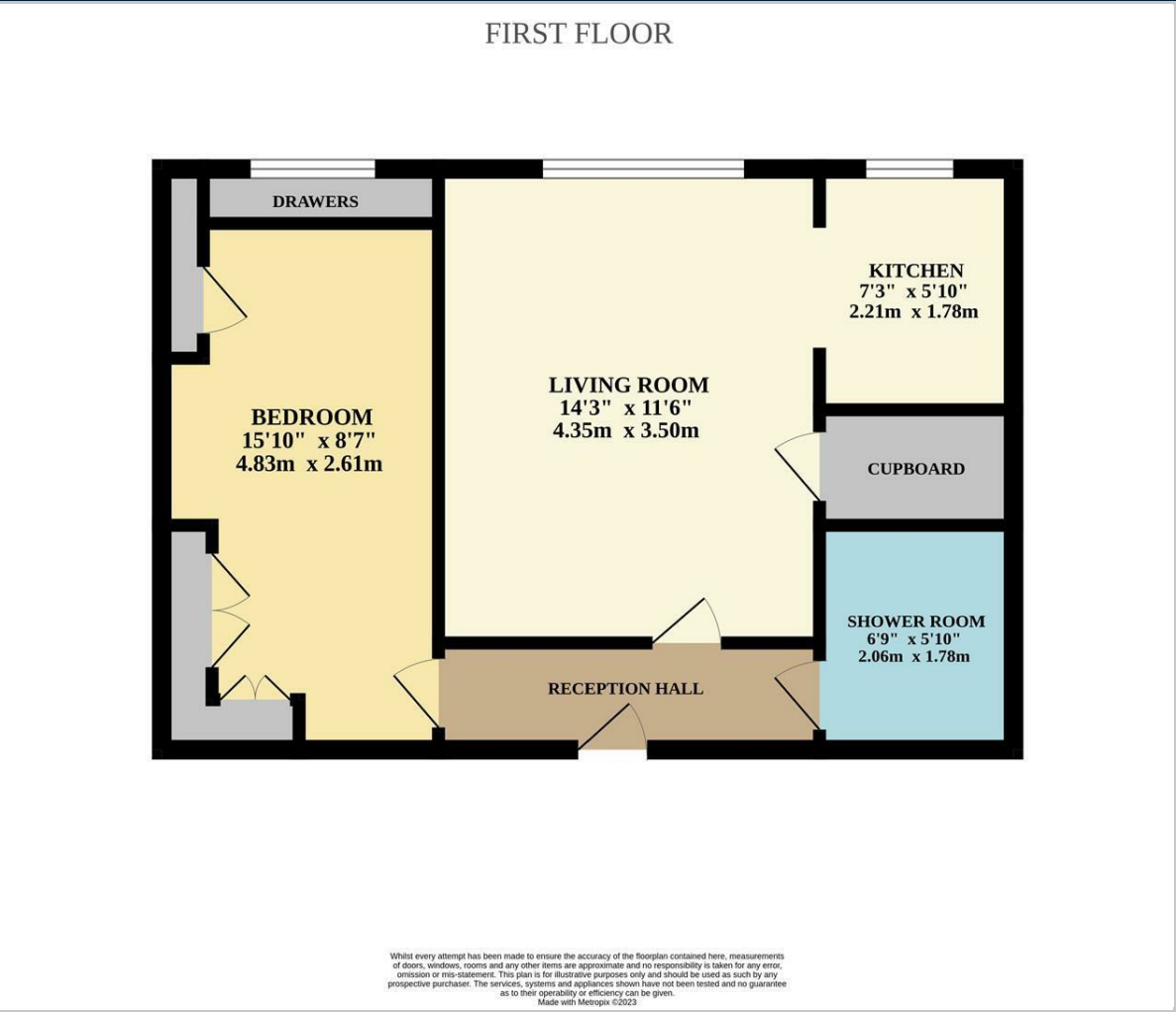
Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud of their Town. The historic High Street offers a range of independent shops & cafés in addition to restaurants and pubs and a Waitrose supermarket.

The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway give access to London in a little over an hour.

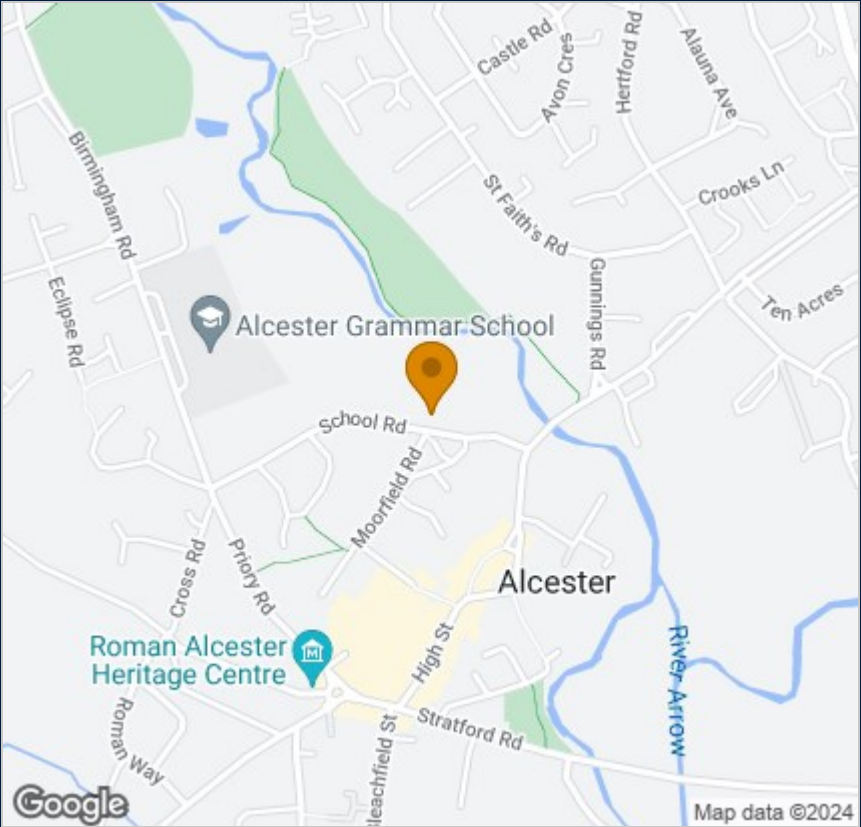




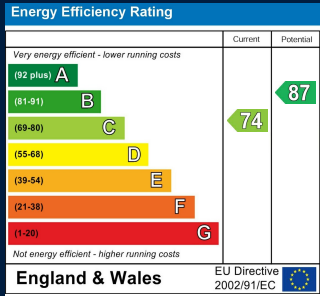
# Floor Plan



# Map



# Energy Performance



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