



# Malin Court, School Road

Alcester, B49 5DJ

Jeremy  
McGinn & Co

# Offers In The Region Of £108,000



'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 oversized 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**

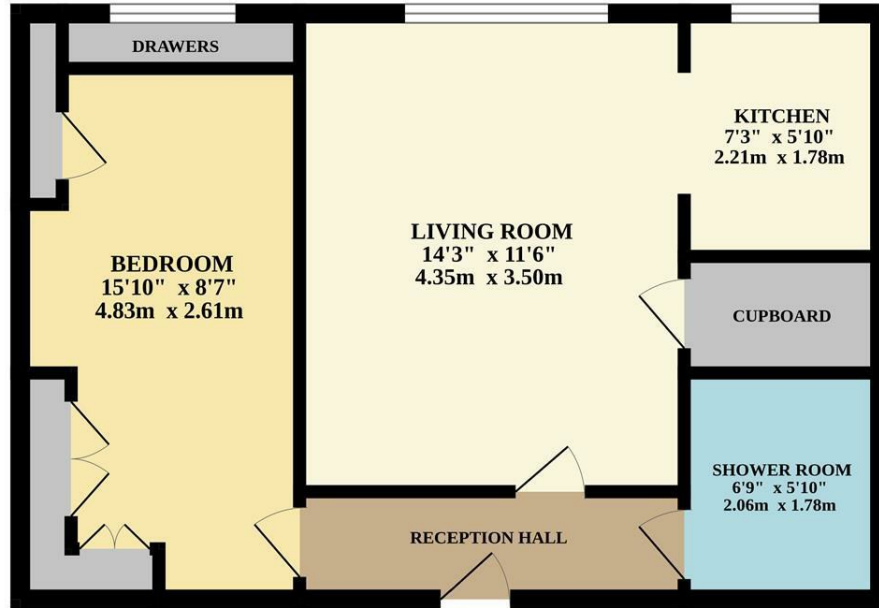


Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud 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.

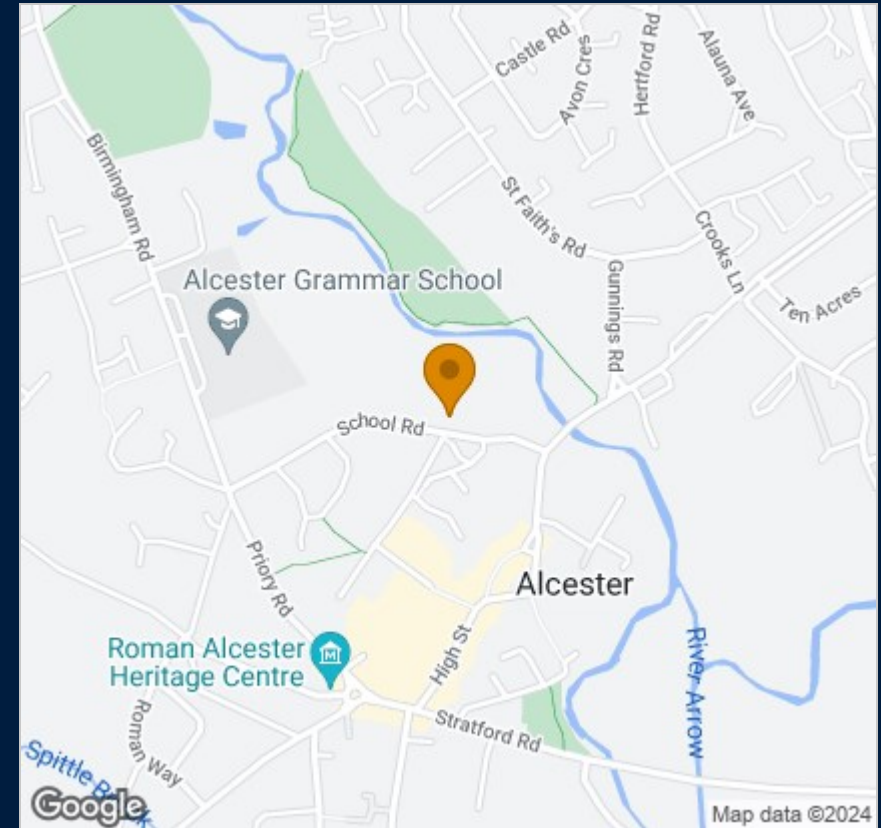
# Floor Plan

## FIRST FLOOR



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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# Map



# Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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