



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

Jeremy  
McGinn & Co 



# Offers In The Region Of £95,000



'Malin Court' is a purpose-built Retirement Development situated in close proximity to the High Street in the market town of Alcester and all the excellent amenities that the town has to offer.

Offered For Sale with NO UPWARD CHAIN, is this 2nd Floor Apartment, immaculately presented, with ONE DOUBLE BEDROOM with fitted bedroom furniture, a good size Living room with picture window and attractive views to the distance over natural common grounds and the well tended communal gardens. An arch from the living room leads to the compact modern fitted kitchen with electric ceramic hob, extractor fan and oven. There is a well-fitted shower room and a large walk-in cupboard off the reception hall.

Communal facilities at Malin Court include a residents lounge, laundry room, residents car park and beautiful well-maintained gardens. There is a House Manager on site during working hours, Secure Entry system and Emergency pull cords in all rooms.

Agents Note; Residents must be over 60 years of age. There is a Service charge of approx. £3,974.88 per annum and a Ground Rent of £43 per month.







**Tax Band: C**

**Council: Stratford**

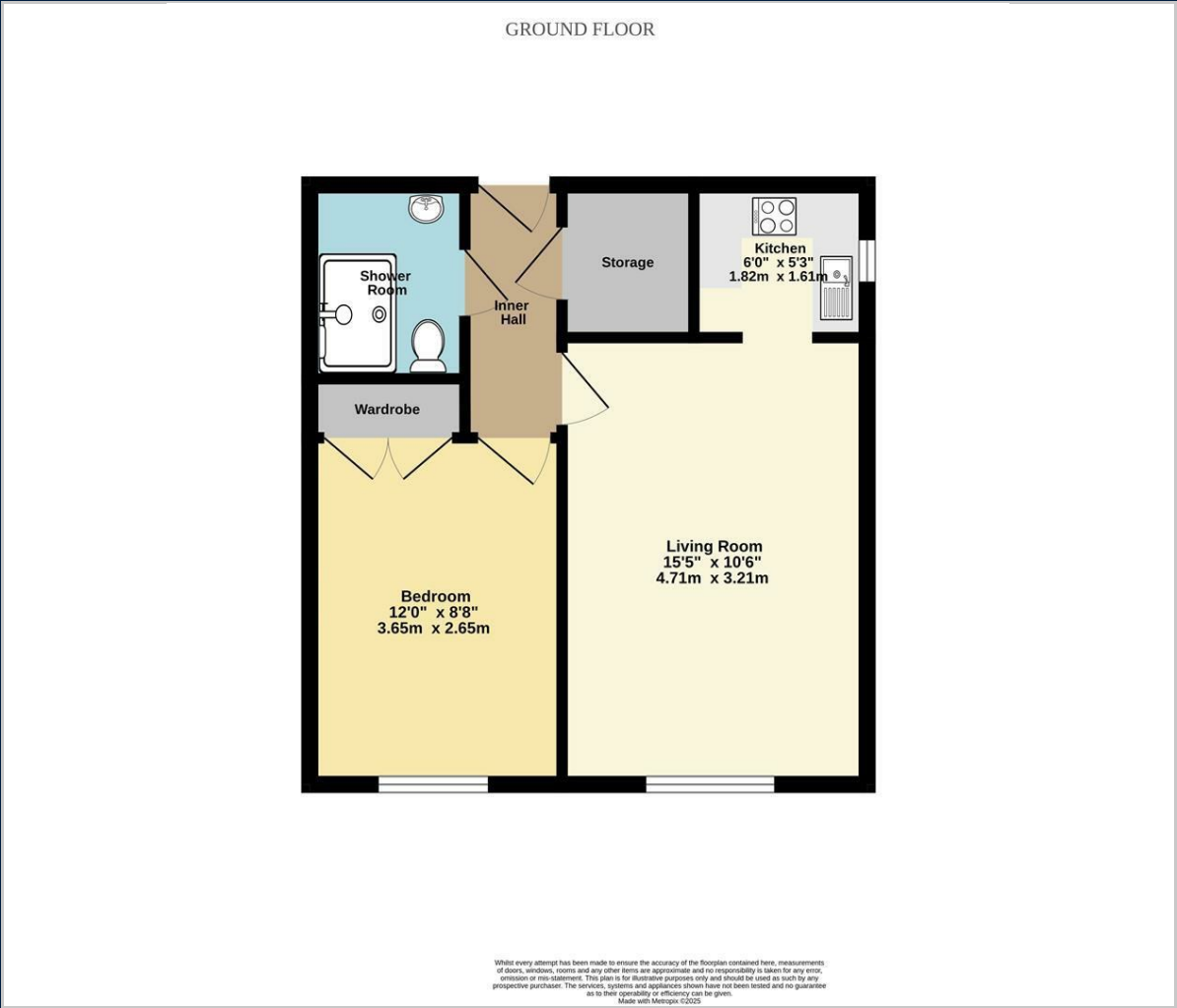
**Tenure: Leasehold**

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.

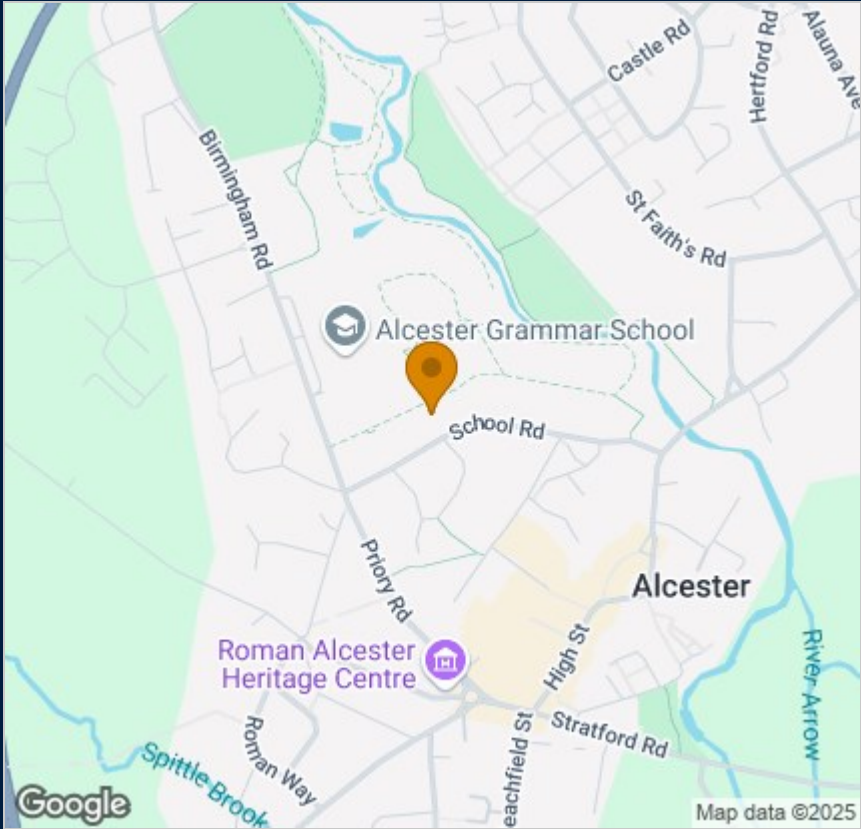
The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway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



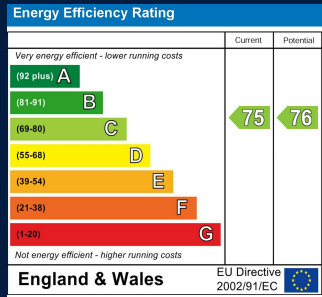
# Floor Plan



# Map



# Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

49A High Street, Alcester, Warwickshire, B49 5AF  
Tel: 01789 868587 Email: alcester@jeremymcginns.com www.jeremymcginns.com