



## 39 Santler Court 207 Worcester Road Malvern, WR14 1SF

Offering stylish accommodation throughout, 39 Santler Court is a second floor apartment located within the popular Santler Court development for residents over 60 years of age. Located within the heart of Malvern Link and close to all local amenities, Santler Court has the further benefits of a residents lounge, guest suite, laundry facility and call care system throughout the development. In brief the accommodation comprises, reception hall, living room with Juliette balcony, kitchen, double bedroom and shower room. Viewing is strongly advised to appreciate this apartment to the full.

**£78,000**

# 39 Santler Court 207 Worcester Road

Malvern, WR14 1SF



## Communal Entrance

Intercom entry provides access from the Worcester Road or from the rear of the property in the Car Park into the Communal Entrance. Apartment 39 is located on the Second Level.

## Reception Hall

The entrance door leads into a Reception Hall with doors to the Shower Room, Living Room and Double Bedroom. Door to cupboard housing Gledhill Pulsacoil hot water cylinder with coat hooks and shelving within.

## Living Room

18'1" x 11'3" (5.53m x 3.43m)

Double glazed French doors leading to a Juliette balcony, wall mounted electric heater, TV point, coving to ceiling, pull cord and double multi paned doors to:

## Kitchen

9'0" x 5'8" (2.75m x 1.74m)

The Kitchen has been comprehensively fitted with a range of wood effect base and eyelevel units with stainless steel sink unit with easy turn mixer tap and tiled splash back. Integrated Electrolux single oven, four electric hob with extractor hood above. Under counter fridge and freezer, ceramic tiling to flooring, convector heater, pull cord and double glazed window to side.

## Bedroom

15'6" x 10'6" (4.73m x 3.22m)

Fitted with full height mirror fronted wardrobes, double glazed window window to side, electric panel heater, coving to ceiling and pull cord.

## Shower Room

The Shower Room is fitted with a large easy step shower cubicle with glazed sliding door housing a mains shower, full tiling to walls and grab rail. Vanity wash hand basin with mirror, shaver light and point above. Low level WC, nonslip flooring, mirrored cabinet, heated towel rail and convector heater.

## Outside

Santler Court has lovely communal garden with seating areas throughout. There is also a parking area accessed off Redland Road.

## Residents Facilities

Santler Court offers residents facilities to include a laundry room, a residents lounge, full time site Site manager and 24 hours a day call care alarm system throughout the apartment and development. Attractive communal gardens and chargeable guest suites available to book,

## Council Tax Band

We understand that this property is council tax band B.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## Leasehold

Our client advises us that the property is Leasehold on a 125 year Lease commencing on 2004. We understand that there is a twice yearly ground rent of £199 with a twice yearly service charge of £1804 Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

## Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

## Residents Facilities

Santler Court offers many residents facilities including a light, bright residents lounge with direct access onto the well tended communal gardens. Within the residents lounge is a quiet area with a variety of books to peruse, tea and coffee making facility 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. All apartments are fitted with a 24 hour call care alarm system. The development is suited to residents aged 60 and over.

## Disclaimer

Photographs of this property were taken prior to the current tenant's occupation.

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.





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.

