

## 20 Malin Court

School Road, Alcester, Warwickshire, B49 5DJ



**PRICE: OIRO £110,000**

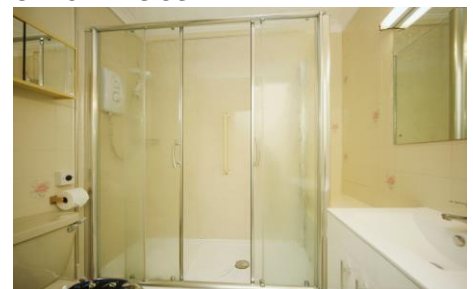
**Lease: 125 years from 1989**

### Property Description:

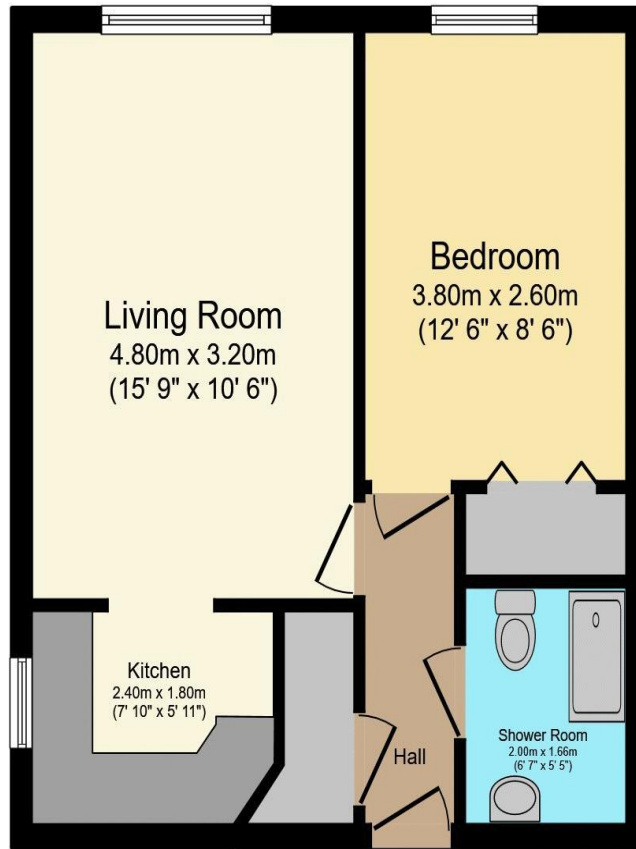
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR OVERLOOKING REAR GARDENS Malin Court is in a very convenient position being located within easy walk to high street boasting a host of amenities including shops, supermarkets, cafes, health centre and doctors. With a nature reserve behind the development and a good bus service this is a sought after location. Constructed by McCarthy & Stone (Developments) Ltd and comprises 32 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years

Residents' lounge  
Communal Laundry  
24 hour emergency Appello system  
Minimum Age 60  
Lift to all floors

Guest Suite  
Visiting Development Manager  
To include two settees, two storage cupboards, double bed, fridge/freezer, curtains, blinds and light fittings.  
Lease: 125 years from 1989



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**



Total floor area 39.5 sq.m. (425 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	79
(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, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/8/24**

**Annual Ground Rent:**

**£474.46**

**Ground Rent Period Review:**

**Next Uplift 2033**

**Annual Service Charge:**

**£3,646.88**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.