

30 Malin Court

School Road, Alcester, Warwickshire, B49 5DJ



PRICE: £125,000

Lease: 125 years from 1989

Property Description:

A TWO BEDROOM APARTMENT LOCATED ON THE SECOND FLOOR 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 and the other over 55 years. Please speak to our Property

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

Guest Suite
Visiting Development Manager
Lease: 125 years from 1989
Service Charge £5470.30 Ground rent:
£579.89



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

Second Floor

Approx. 56.3 sq. metres (606.5 sq. feet)



Total area: approx. 56.3 sq. metres (606.5 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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For Financial Year Ending:

31/08/2024

Annual Ground Rent:

£579.89

Ground Rent Period Review:

Next Uplift 2033

Annual Service Charge:

£5470.30

Council Tax Band:

D

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.