

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A BEAUTIFULLY PRESENTED, FIRST FLOOR, TWO BEDROOMED, RETIREMENT APARTMENT WITH PRIVATE BALCONY. THE LIVING ACCOMMODATION BENEFITS FROM ELECTRIC HEATING, DOUBLE GLAZING, USE OF THE COMMUNAL GARDENS, RESIDENT'S LOUNGE AND FACILITIES, AND COMPRISES IN BRIEF; ENTRANCE HALL, LIVING ROOM, FITTED KITCHEN, TWO BEDROOMS AND SHOWER ROOM. NO CHAIN. EPC 'C'.

Santler Court - Guide Price £110,000

25 Santler Court, 207 Worcester Road, Malvern, Worcestershire, WR14 1SF



25 Santler Court

Location & Description

25 Santler Court is a well positioned apartment on the first floor of this modern complex designed by McCarthy and Stone. Santler Court is conveniently located close to the bustling shopping precinct of Malvern Link, which offers a range of amenities including independent shops, Co-op supermarket, Post Office, two service stations and public houses. Further and more extensive facilities are available in Great Malvern and the retail park off Townsend Way which offers out of town outlets including Morrison's, Argos, Boots, Next, Marks & Spencer and Halfords to name but a few. The complex is located opposite common land and is close to Malvern Link railway station with direct links to Worcester, Birmingham, London, Hereford and South Wales. A regular bus route runs down the Worcester Road serving and giving access to neighbouring communities. Junction 7 of the M5 motorway at Worcester is about 7 miles distant.

Property Description

Santler Court is a purpose built modern complex for the actively retired over 60's constructed by McCarthy and Stone in 2004. The complex is set attractively in landscaped communal gardens. A resident house manager is on duty five days a week and the flat has the benefit of a twenty-four hour two way audio emergency alarm system. Access to the complex is via a security door entry system and there is a lift and stairs to all floors. Further communal facilities include a resident's lounge, laundry and guest rooms.

Flat 25 is on the first floor and is accessed via its own private front door leading off the communal hallway the living accommodation benefits from electric heating, double glazing and comprises in brief; entrance hall, living room, fitted kitchen, bedroom and shower room. It also has the benefit of a balcony.

The accommodation in more detail comprises:

Entrance Hall

An open space with entry intercom and emergency alarm pull cord. Electric heater. Useful cupboards one of which holds the hot water cylinder (recently replaced), shelving to side. Two ceiling light points. Coving to ceiling. Door opening through to

Sitting Room 5.42m (17ft 6in) x 3.44m (11ft 1in) maximum

Double glazed wooden doors opening to the Juliet balcony with room for sitting out. Apartment 25 is one of only a few apartments in the complex with a private balcony. Tiled floor. Two ceiling light points. Coving to ceiling. Electric heater. Emergency alarm point. Double doors with glazed insets opening to

Kitchen 2.76m (8ft 11in) x 1.80m (5ft 10in)

Double glazed window. Fitted with a range of drawer and cupboard base units with rolled edge worktop over and matching wall units. Four ring electric **HOB** with **EXTRACTOR** over and eye level **SINGLE OVEN**. Stainless steel sink unit with mixer tap and drainer. Space for under counter white





goods. Tiled splash backs. Ceiling light point. Coving to ceiling. Emergency alarm point. Wall mounted electric heater.

Bedroom 1 5.40m (17ft 5in) x 2.66m (8ft 7in) maximum into wardrobes

Double glazed window. Ceiling light point. Coving to ceiling. Fitted wardrobe with mirrored folding doors incorporating hanging and shelf space.

Bedroom 2 3.77m (12ft 2in) x 2.27m (7ft 4in)

A useful and flexible space currently used as a dining room. Double glazed window. Ceiling light point. Coving to ceiling. Electric panel heater.

Shower Room

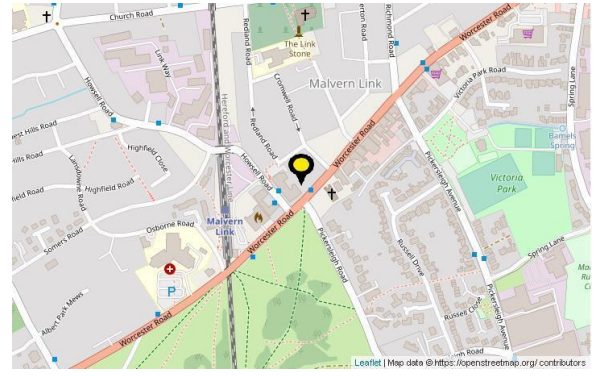
Fitted with a low level WC, vanity wash basin with cupboard under. Walk in shower enclosure with thermostatically controlled shower over. Walls finished in complementary tiling. Coving to ceiling. Ceiling light point. Emergency alarm pull cord. Wall mounted electric heater, towel rail and extractor.

Outside

The gardens are attractively landscaped and laid to lawn bordered by well stocked flower and shrub borders.

Directions

From the agent's offices in the centre of Great Malvern proceed north along the A449 Worcester Road towards Link Top. Go straight over the traffic lights and continue down the hill, passing Malvern Link common on your right. Continue over the railway bridge passing the fire station on your left. Santler Court will be found on the corner of Howsell Road and the car park is accessed by continuing past the building and taking the next left hand turning into Cromwell Road and left again into Redland Road.



Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal verification) that the property is Leasehold. The property is held on a 125 year lease from 1st July 2004. The ground rent is £450 per annum and the annual service charge is currently £4,248.15.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel :01684 892809

Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C (77).



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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.