

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A WELL PRESENTED FIRST FLOOR APARTMENT, PART OF A POPULAR PURPOSE BUILT RETIREMENT COMPLEX SET IN MATURE GROUNDS WITH A FINE SOUTHERLY ASPECT AND VIEWS ACROSS MALVERN LINK COMMON AND CURRENTLY OFFERING TWO BEDROOMED ACCOMMODATION WITH HEATING, DOUBLE GLAZING, HALL, LOUNGE, KITCHEN, SHOWER ROOM AND FULL USE OF ADDITIONAL COMMUNAL FACILITIES. ENERGY RATING 'B'**

## Morgan Court - Guide Price £89,500

36 Morgan Court, Worcester Road, Malvern, WR14 1EX





# 36 Morgan Court

## Location & Description

Morgan Court is a purpose built development for the active retired and is conveniently situated almost equidistant from both the cultural and historic town centre of Great Malvern and nearby Malvern Link, both of which offer a comprehensive range of amenities. In Great Malvern itself there is a Waitrose supermarket, numerous shops and places to eat out, a Post Office and the renowned theatre and cinema complex.

Malvern Link is within walking distance. Here there are Lidl and Co-op supermarkets, a Post Office, various shops and takeaways, Doctors and Dentist surgeries and Malvern Community Hospital. Malverns main retail park is about a mile away. Here there are many familiar High Street names including Marks & Spencer, Boots, Next and others.

The property overlooks Malvern Link common, a lovely unspoilt area of protected ground across which one can walk and admire the fine views of the Malvern Hills that are only about a mile away.

Transport communications are excellent with a mainline railway station at Malvern Link only a few minutes walk away. This provides direct access to Worcester, Birmingham, London, Hereford and South Wales. A regular bus service runs along Worcester Road and Junction 7 of the M5 motorway is only about eight miles distant.

## Property Description

Morgan Court is a highly regarded complex originally built by McCarthy and Stone. Only buyers of 60 years or over can purchase this apartment though in the case of couples or partners one partner must be aged 60 or over and the other at least 60 years.

The complex stands in elegant, beautifully maintained communal gardens which are for the benefit of all the residents. There is a resident house manager who is on duty during working hours for five days of the week and there is a twenty-four hour, two way audio alarm system. There is also a security door entry phone system. At ground level there are further communal facilities including a residents lounge and laundry as well as two guests rooms which are available at reasonable rates for visitors of residents. Within the complex there is on site parking, although spaces are not specifically allocated.

Strictly speaking apartment 36 is on the first floor when approached from the main entrance of Morgan Court. However, the configuration of the building does also mean that when entering the building it is listed at third floor level. There is a lift to all floors and the apartment itself has electric low tariff heating, double glazed windows and fitted carpets. The accommodation includes an entrance hall, lounge, fitted kitchen, two bedrooms (both with wardrobes) and a shower room with WC. In addition to the wardrobes there are also a number of built in cupboards, ensuring that that property has excellent storage capacity.





### Ground Floor

With glazed inner door to communal/reception hall and to the Managers office. From here a lift and stairwells will take you to the first floor (level 3).

First Floor

### Apartment 36

#### Entrance Hall

Low tariff night storage heater, built in cloaks cupboard with hanging rail, further walk-in cupboard with fitted shelving, light and meters. Built in airing cupboard with hot water cylinder and two immersion heaters (one which uses off peak rate electricity and the second that uses day rate electricity).

#### Lounge 4.83m (15ft 7in) x 3.49m (11ft 3in)

Mock fireplace with timber surround and mantle, marble inset and hearth. Two wall light points, low tariff night storage heater and double glazed window to front aspect enjoying fine southerly aspect across Malvern Link common.

#### Kitchen 2.27m (7ft 4in) x 2.06m (6ft 8in)

Range of floor and eye level cupboards with worksurfaces and tiled surrounds. Some of the cupboards have recently installed carousel shelving. Integrated drawers, single drainer stainless steel sink, four ring electric HOB, OVEN and extractor canopy. Wall mounted heater, extractor fan and space for fridge freezer.

#### Bedroom 1 3.80m (12ft 3in) (14' max including wardrobe) x 2.79m (9ft)

Built in double wardrobe with hanging rail, fitted shelving and mirrored doors, low tariff night storage heater, wall light point and dual aspect double glazed windows, one of which enjoys a lovely south facing view across Malvern Link common.

#### Bedroom 2 3.72m (12ft) x 2.48m (8ft) min (max 14' including wardrobe)

Built in wardrobe, wall light and double glazed window enjoying south facing aspect across Malvern Link common.

#### Shower Room 2.06m (6ft 8in) x 1.73m (5ft 7in)

Fully tiled and having close coupled WC, vanity wash basin (with cupboards below), heated towel rail, large tiled shower cubicle, wall mounted mirror, shaver point, extractor fan, wall mounted heater and double glazed window.

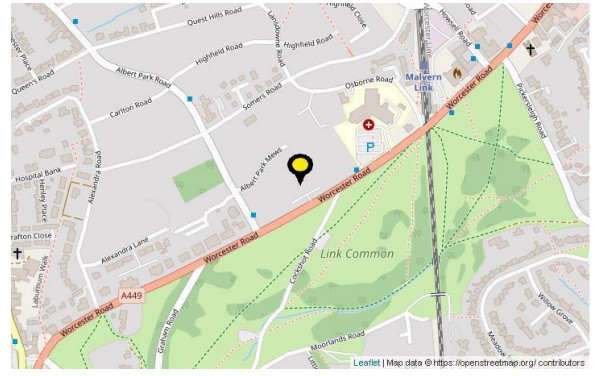
#### Agents Note

It should be noted that at ground floor level there is a residents lounge and laundry which are available to all the occupants of Morgan Court.



## Directions

From the agents office in Great Malvern proceed along the A449 Worcester Road towards Malvern Link. After quarter of a mile at the first set of traffic lights at Link Top proceed straight on bearing right downhill with the common on your righthand side. Proceed through the next set of lights and after approximately 250 yards Morgan Court will be found on the left hand side opposite Malvern Link common.



## Services

We have been advised that mains electricity, water and drainage 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 imply 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 Apartment 36 is held on leasehold tenure on a 125 year lease from 1988 (89 years unexpired). A ground rent of £279.18 is paid every six months and a service charge of £2529.22 is also paid every six months. This provides cover for building insurance, communal lighting, operation of the two lifts, maintenance of the grounds, external window cleaning, water and sewage charges and the cleaning of communal areas.

## 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 formally 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 from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is B (81).



This illustration is for identification of the general layout only and does not form part of any contract of sale or letting. Approximate area 58 m<sup>2</sup> (Imperial equivalent 624 ft<sup>2</sup>) Not actual or to scale.



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