

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL PRESENTED GARDEN APARTMENT SITUATED ON THE LOWER LEVEL OF THIS PURPOSE BUILT COMPLEX FOR THE RETIRED. DOOR OPENS DIRECTLY ONTO THE BEAUTIFULLY LANDSCAPED REAR COMMUNAL GARDEN. ENERGY RATING C. NO CHAIN

Flat 2 Morgan Court - Guide Price £60,000

Worcester Road, Malvern, WR14 1EX



Flat 2 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. Malvern's 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 55 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.

Apartment 2 is on the lower ground floor opening directly onto the communal garden. There is a lift to all floors and the apartment itself has electric low tariff heating and double glazed windows. The accommodation includes an entrance hall, lounge, fitted kitchen, bedroom (with wardrobes) and a shower room with WC. A lift and stairs descend to the lower ground floor where the private front door for number 2 is positioned.

The accommodation in more detail comprises:





Lower Ground Floor

APARTMENT 2

Entrance Hall

Ceiling light point, coving to ceiling, wall mounted emergency alarm control panel. Useful storage cupboard housing the hot water cylinder. Doors to bathroom, bedroom and door to

Living Room 5.30m (17ft 1in) x 3.25m (10ft 6in)

One of the key selling points of this property is the double glazed window and double glazed pedestrian door overlooking and giving direct access onto the mature, landscaped communal garden. This is a generous room, a focal point of which is an feature wooden fire surround with marble effect back and hearth and electric fire. Coving to ceiling, wall light points. Electric storage heater. Telephone point which connects to the communal front door giving remote and secure access. Emergency alarm pullcord and feature archway to

Kitchen 1.65m (5ft 4in) x 2.22m (7ft 2in)

Fitted with a range of drawer and cupboard base units with roll edged worktop over an matching wall units incorporating corner shelf. Integrated four ring electric **HOB** with single **OVEN** under and extractor over and space for full height fridge freezer. Stainless steel sink unit with taps over. Tiled splashbacks, coving to ceiling, wall light point. Wall mounted electric Dimplex heater.

Bedroom 4.26m (13ft 9in) min to wardrobes x 2.68m (8ft 8in)

Double glazed window to rear overlooking the communal garden. Wall light point, coving to ceiling, emergency alarm pull cord, electric storage heater. Folding mirrored doors open to a double wardrobe with hanging and shelf space.

Bathroom

Fitted with a low level WC, vanity wash hand basin with cupboards under. Panelled bath with emergency alarm button and electric Mira Zest shower over. Wall mounted electric heated towel rail and wall mounted electric Dimplex heater. Extractor fan, coving to ceiling, tiled splashbacks, mirror and light over sink with shaver point to side.

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 the property is Leasehold. The property is held on a 125 year lease from 1st April 1988. The ground rent is approximately £500 pa and the annual service charge is £3,790.

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

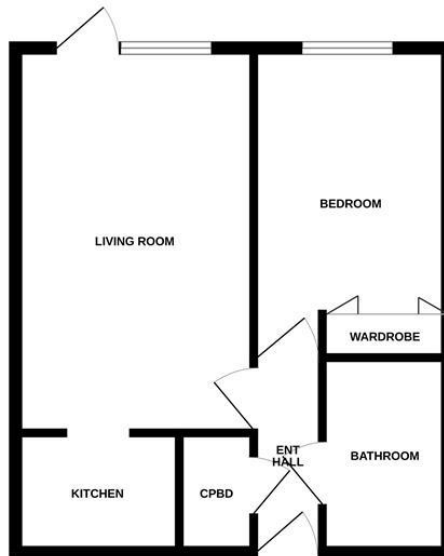
COUNCIL TAX BAND "B"

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 (C) 75.

GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



2 MORGAN COURT

TOTAL FLOOR AREA: 431 sq.ft. (40.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency at the date.
Made with Floorplan 2022



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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.

