

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL PRESENTED SECOND FLOOR APARTMENT SITUATED IN A PURPOSE BUILT COMPLEX FOR THE OVER 60'S CLOSE TO THE AMENITIES OF MALVERN LINK OFFERING ONE BEDROOM ACCOMMODATION, SECURITY SYSTEM AND USE OF THE LOVELY COMMUNAL GARDENS. EPC "D"**

## 29 Morgan Court - Guide Price £63,000

Worcester Road, Malvern, Worcestershire, WR14 1EX



# Morgan Court

## Location & Description

Morgan Court is a purpose built development for the active retired and is conveniently located close to the centre of Malvern Link which offers a fine range of amenities including Co-op supermarket, shops, banks, Post Office, takeaways, Doctors and Dentist surgeries and is located close to Malvern Community Hospital.

The town centre of Great Malvern is less than a mile away offering a further range of amenities including shops, banks, building societies, Post Office and the Waitrose supermarket. There are many tourist attractions to include the famous theatre complex with concert hall and cinema.

Transport communications are excellent with a mainline railway station at Malvern Link providing direct access to Worcester, Birmingham, London, Hereford and South Wales. A regular bus service runs along Worcester Road. Junction 7 of the M5 motorway at Worcester is about eight miles distant providing fast travelling further afield.

## Property Description

29 Morgan Court is a well presented one bedroom second floor apartment situated within a purpose built McCarthy & Stone complex for the active retired. The complex sits within well maintained communal gardens. It also has the benefit of Careline services, communal facilities including residents lounge, small kitchen, internal refuse room, laundry room and two guest suites for visitors. Number 29 is situated on the second floor to the rear of the building and enjoys views over the garden. The apartment is approached via a secure ground floor entrance and comprises in detail:-

### Entrance Hall

Carpet, pendant light fitting and airing cupboard with slatted shelves and housing hot water cylinder. Doors to bedroom and bathroom (both described later). Door opening to

### Living Room 4.78m (15ft 5in) x 3.30m (10ft 8in)

Carpet, two wall mounted lights, double glazed window and night storage heater. Telephone point, TV point and alarm system. Feature fireplace with



decoration surround, marble inset and hearth.  
Archway to

### **Kitchen 2.27m (7ft 4in) x 1.68m (5ft 5in)**

Ceiling light fitting, extractor fan and wall mounted heater. Range of base and eye level units with worksurface over. Stainless steel sink with drainer. Onyx four ring **HOB** with cooker hood over and **OVEN**. Space for a fridge

### **Bedroom 3.75m (12ft 1in) x 2.71m (8ft 9in)**

Carpet, wall mounted light, night storage heater and window. Telephone point and built in wardrobe with mirrored doors

### **Bathroom**

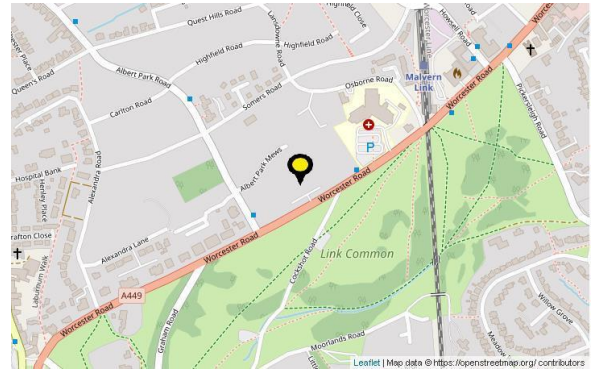
Ceiling light fitting, extractor, heated towel rail. Low level WC, wash hand basin with cupboard under and panelled bath with Mira shower unit and tiled surrounds. Wall mirror and light

### **Outside**

The property is approached over a driveway providing parking for residents on a first come first served basis and visitor spaces. A pathway leads to the main entrance which benefits from a security entry system. Residents have use of the mature communal gardens

## Directions

From the agents office in Great Malvern proceed along the A449 towards Worcester. At link Top go straight over the traffic lights and continue down the hill passing through the next set of lights and after approximately 50 yards, Morgan Court will be found on the left hand side opposite Malvern Link Common.



## Services

We have been advised that mains electric, 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 1988. The ground rent is £446.70 pa and the service charge is £2,529.22 per year.

## 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 "B"

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 D (65).



**Malvern Office**  
**01684 892809**

**13 Worcester Road, WR14 4QY**  
**malvern@johngoodwin.co.uk**

**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.