

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A Third Floor Apartment (Served By A Lift) Part Of A Popular Purpose Built Retirement Complex For The Over 60s Set In Mature Grounds And Only A Short Walk From Malvern Link Common. Currently Offering One Bedroomed Accommodation In Need Of Some Updating With Heating, Double Glazing, Hall, Lounge, Kitchen, Shower Room And Full Use Of Additional Communal Facilities. Energy Rating 'C'. NO CHAIN

Morgan Court - Guide Price £45,000

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



Flat 47 Morgan Court

Location & Description

Morgan Court is a purpose built development for the active retired (over 60's) 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 and others.

Morgan Court is located opposite 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

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 47 is on the third 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 fourth floor level. There is a lift to all floors and the apartment itself has electric low tariff heating, double glazed windows and fitted carpets. It does however require updating and refurbishment. The accommodation includes an entrance hall, lounge, kitchen, one bedroom (with wardrobes) and a shower room with WC.

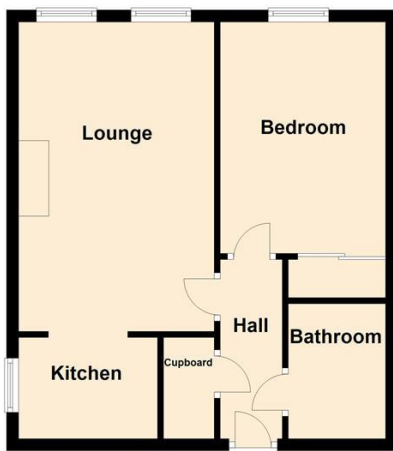
Ground Floor

With glazed inner door to communal/reception hall and to the Managers office. From here a lift and stairwells will take you to the third floor (level 4).





Floor Plan



For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total Area measurements do not include garages or any outbuildings (unless specified) - Copyright - Encert Ltd
Plan produced using PlanUp.

47 Morgan Court , Worcester Road, Malvern

APARTMENT 47

Entrance Hall

With door to large walk in airing cupboard having factory lagged cylinder, immersion heater, fitted shelving and meters.

Lounge 5.21m (16ft 10in) x 3.25m (10ft 6in)

Mock fireplace with tiled surround and mantel, marble inset and hearth. Low tariff night storage heater, two double glazed windows to rear aspect, two wall light points, TV point and archway to

Kitchen 2.25m (7ft 3in) x 1.65m (5ft 4in)

Floor and eye level cupboards with worktops and tiled surrounds. Single drainer stainless steel sink unit, four ring electric COOKER and OVEN, double glazed window and wall mounted heater.

Bedroom 4.18m (13ft 6in) x 2.68m (8ft 8in)

Low tariff night storage heater, built in wardrobe with mirrored doors. Two wall light points and double glazed window to rear aspect.

Bathroom 2.06m (6ft 8in) x 1.65m (5ft 4in)

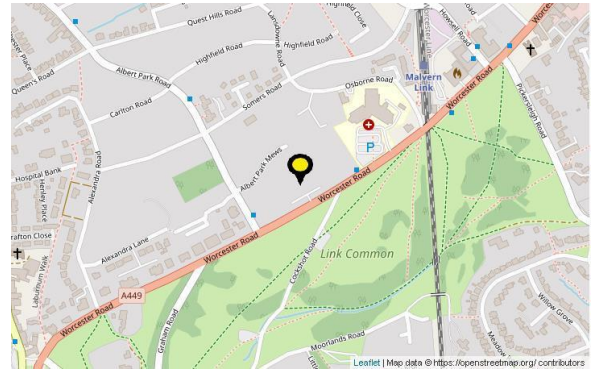
Fully tiled and having panelled bath with shower over and tiled surround. Vanity wash hand basin with mirror, fluorescent light and shaver point above. Close coupled WC, heated towel rail and wall mounted heater.

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 47 is held on leasehold tenure on a 125 year lease from 1988 (89 years unexpired). An annual ground rent of £500.00 is paid. There is an annual service charge of £3780.00. 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 '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 (71).



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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.