

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL POSITIONED TWO BEDROOM TOP FLOOR APARTMENT WITH VIEWS OVER MALVERN LINK COMMON SITUATED IN A PURPOSE BUILT COMPLEX FOR THE OVER 60'S CLOSE TO THE AMENITIES OF MALVERN LINK, SECURITY SYSTEM AND USE OF THE LOVELY COMMUNAL GARDENS, RESIDENTS' LOUNGE AND COMMUNAL OFF ROAD PARKING. EPC "D"

Flat 55, Morgan Court - Guide Price £85,000

Worcester Road, , MalvernWorcestershire, WR14 1EX

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Flat 55 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

Number 55 Morgan Court occupies one of the best positions in the block with front facing views of Malvern Link common. Situated in a quiet position on the top floor number 55 benefits from spacious accommodation throughout with two bedrooms and has light and airy accommodation throughout.

The complex itself sits within beautifully maintained communal gardens offering a secluded and quiet space for the residents to use. 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.

The private door to number 55 opens to the

Entrance Hall

Carpet, pendant light fitting, loft access point, electric radiator, Caretech alarm system, store cupboard with water tank and doors to all rooms.

Sitting Room 4.80m (15ft 6in) x 3.51m (11ft 4in) (max)

Carpet, two wall lights, two double glazed windows to the front overlooking Malvern Link common, fireplace with electric fire, electric radiator, telecom system and open to





Kitchen 2.30m (7ft 5in) x 2.11m (6ft 10in)

Vinyl flooring, range of base and eye level units, stainless steel sink and drainer, OVEN and electric HOB, partially tiled walls, electric fan heater and FRIDGE FREEZER.

Bedroom 1 4.39m (14ft 2in) x 2.76m (8ft 11in)

Dual aspect, double glazed window to side and front with a view over Malvern Link common. Electric radiator, wall light, pull cord alarm system, built-in mirrored wardrobe.

Bedroom 2 4.37m (14ft 1in) x 2.51m (8ft 1in) (max point)

Carpet, double glazed window overlooking the common, built-in mirrored wardrobes, electric radiator, pendant light fitting.

Bathroom

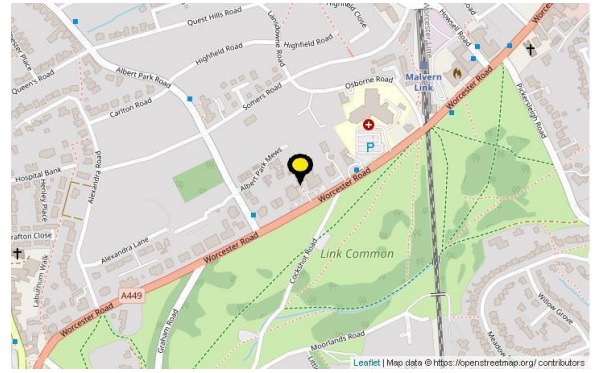
Vinyl flooring, vanity wash hand basin and close coupled WC. Tiled walls, obscured double glazed window to the side, tiled shower cubicle, electric shower, electric radiator and heater. Shaver point, strip light and extractor fan.

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 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 1998. The ground rent is £279.18 every six months and the annual service charge is £2,491.41 every six months.

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

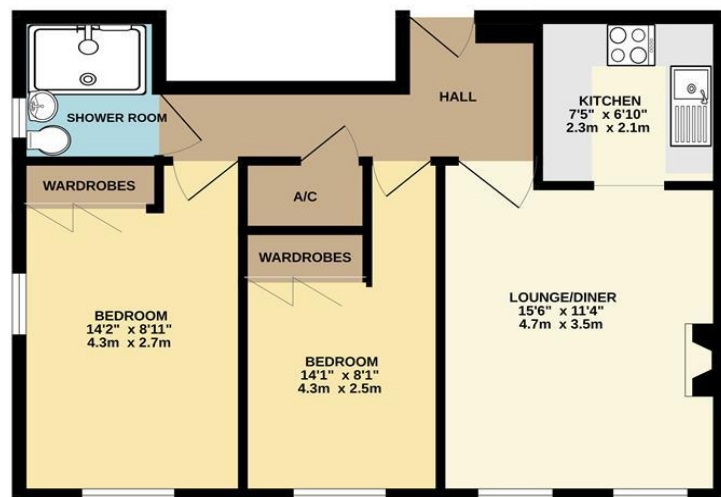
COUNCIL TAX BAND "C"

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 D (62).

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (58.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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