

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL PRESENTED FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY OFFERING A VIEW OVER THE COMMUNAL GARDENS. RECENTLY REDECORATED, AND LOCATED CLOSE TO THE AMENITIES OF MALVERN LINK INCLUDING A TRAIN STATION AND MALVERN LINK COMMON. EMERGENCY ALARM SYSTEM. FITTED KITCHEN, SITTING/DINING ROOM, BATHROOM AND A BEDROOM. NO ONWARD CHAIN ENERGY RATING "B"**

## Flat 26, Santler Court - Guide Price £72,000

207 Worcester Road, Malvern, WR14 1SF





# Flat 26, Santler Court

## Location & Description

Santler Court is a well positioned apartment on the first floor of this modern complex designed by McCarthy and Stone. Santler Court is conveniently located close to the bustling shopping precinct of Malvern Link, which offers a range of amenities including independent shops, Co-op supermarket, Post Office, two service stations and public houses. Further and more extensive facilities are available in Great Malvern and the retail park off Townsend Way which offers out of town outlets including Morrison's, Argos, Boots, Marks & Spencer and Halfords to name but a few. The complex is located opposite common land and is close to Malvern Link railway station with direct links to Worcester, Birmingham, London, Hereford and South Wales. A regular bus route runs down the Worcester Road serving and giving access to neighbouring communities. Junction 7 of the M5 motorway at Worcester is about 7 miles distant.

## Property Description

26 Santler Court is a well presented, one bedroomed apartment in a modern complex for the actively retired over 60's. Constructed by McCarthy and Stone in 2004. The complex is set in attractive, landscaped communal gardens and the apartment itself has a lovely outlook over these. A resident house manager is on duty on set days each week. There is a twenty-four hour, two way emergency audio alarm system. Access to the complex is via a security door entry system. There is a lift and stairs to all floors and further communal facilities include a residents lounge, laundry and guest rooms.

Flat 26 is on the first floor at the end of the corridor accessed via its own private front door leading off the communal hallway. The accommodation has been recently redecorated and benefits from electric heating, double glazing and comprises in brief an entrance hall, living dining room, fitted kitchen, bedroom and shower room.

## Entrance Hall

Emergency alarm pull cord, carpet, ceiling light fitting, large storage with cupboard with light, shelving and fusebox. Doors to





### **Sitting/Dining Room 5.37m (17ft 4in) x 3.15m (10ft 2in)**

Carpet, electric fireplace with surround, storage heater, double glazed doors opening to a Juliet Balcony with a lovely view over the garden. TV point, Two ceiling light fittings, alarm pullcord, glazed double doors opening to the

### **Kitchen 2.27m (7ft 4in) x 2.17m (7ft)**

Range of base and eye level units with worktop over, tiled floor and partially tiled walls, space for undercounter fridge and freezer, built in Neff OVEN, electric HOB and extractor over. Stainless steel sink and drainer and double glazed window overlooking the garden.

### **Bathroom**

Walk in bath with shower attachment and door for ease of access. Tiled walls and floor, vanity wash hand basin, close coupled WC, fan heater, ceiling light fitting, mirror with light above.

### **Bedroom 4.00m (12ft 11in) x 3.30m (10ft 8in) max point**

Carpet, built in wardrobes with mirrored doors, double glazed window with view over the communal gardens. Ceiling light fitting, storage heater. Pull cord alarm. TV Point.

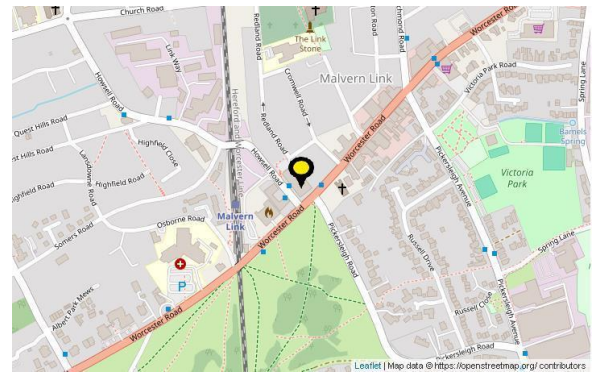
### **Outside**

The flat has access to the lovely, landscaped communal garden.



## Directions

From the agent's offices in the centre of Great Malvern proceed north along the A449 Worcester Road towards Link Top. Go straight over the traffic lights and continue down the hill, passing Malvern Link common on your right. Continue over the railway bridge passing the fire station on your left. Santler Court will be found on the corner of Howsell Road and the car park is accessed by continuing past the building and taking the next left hand turning into Cromwell Road and left again into Redland Road.



## 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 2004. The ground rent is £385pa and the annual & latest service charge is approximately £3,609.94.

## 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

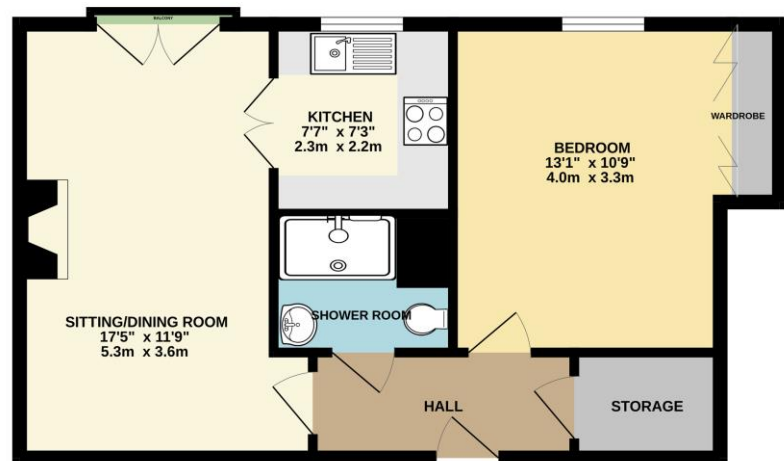
COUNCIL TAX BAND "B"

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 B (82).

GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.

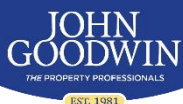


TOTAL FLOOR AREA: 494 sq.ft. (45.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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