

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



SITUATED ON THE GROUND FLOOR FROM THE FRONT ASPECT THIS ONE BEDROOMED PURPOSE BUILT APARTMENT WITHIN THIS SUPERBLY LOCATED COMPLEX FOR THE OVER 60'S POSITIONED WITHIN THIS HIGHLY CONVENIENT LOCATION. NO CHAIN. EPC RATING "B"

16 Morgan Court - Guide Price £62,500

Worcester Road, Malvern, Worcestershire, WR14 1EX



16 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 property has had some refurbishment work carried out and this includes new carpets throughout, linoleum in the kitchen as well as the electrical fuse box supply being updated and a new shower added to the bathroom over the bath. A new integrated oven hob and extractor have also been added and the vendor is willing to sell the furniture by separate negotiation if one would require.

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.

16 Morgan Court is a well presented apartment situated on the ground floor from the front car park allowing for ease of access. A private front door is situated close to the lifts and stairs accessing all floors within this purpose built complex and





opens to the living accommodation which is well presented and benefits from electric storage heating and double glazing.

The living accommodation in more detail comprises:

Entrance Hall

Ceiling light point, coving to ceiling, emergency wall mounted alarm control system, door to bedroom and bathroom (described later), useful storage cupboard housing the hot water cylinder. Door opens through to

Living Room 5.37m (17ft 4in) x 3.28m (10ft 7in)

A double glazed window to easterly aspect overlooks the communal side garden. Coving to ceiling, wall light points, feature fire surround, wall mounted electric storage heater, emergency alarm pullcord and archway leading through to

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

Fitted with a range of drawer and cupboard base units, rolled edge worktop over and matching wall unit. A new electric OVEN, HOB and extractor and a fridge freezer (available by separate negotiation). Stainless steel sink unit with drainer. Tiled splashbacks, coving to ceiling, ceiling light point, wall mounted electric heater.

Bedroom 1 4.31m (13ft 11in) x 2.68m (8ft 8in)

Being a double bedroom with double glazed window and fitted wardrobes with hanging and shelf space. Coving to ceiling, wall light points and electric storage heater.

Bathroom

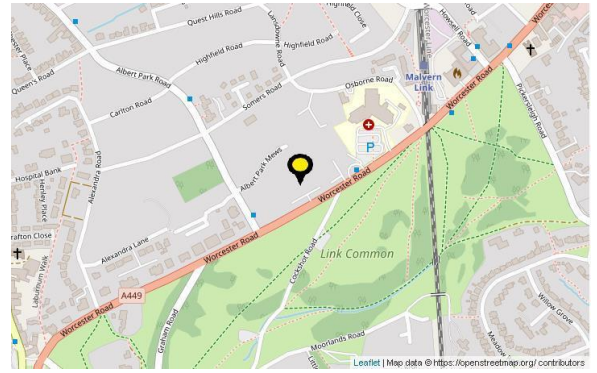
Fitted with a low level WC and vanity wash hand basin with cupboards under and panelled bath with a new electric shower over the bath. Wall mounted shaver point and light and mirror over sink. Tiled splashbacks, coving to ceiling and a wall mounted electric heater. Electric chrome heated towel rail.

Agent's Note

It should be noted that at lower ground floor level there is a residents' lounge and laundry which are available to all 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 per annum (to be confirmed) and the annual service charge is £4,196.

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 (85).



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Malvern Office
01684 892809

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

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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.
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