



EARLES
TRUSTED SINCE 1935



**21 Malin Court
School Road
Alcester
B49 5DJ**

Guide Price £42,950

Address: 35 High Street, Alcester, B49 5AF - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

A well-presented one-bedroom first floor retirement apartment situated within the popular Malin Court development, just a short walk from Alcester's charming High Street, Waitrose supermarket and local amenities. The apartment enjoys a pleasant rear aspect overlooking the well-maintained communal gardens and is easily accessible via a lift. The accommodation comprises a reception hall, bright living room with feature fireplace, modern fitted kitchen with integrated appliances, double bedroom with fitted wardrobes and a contemporary shower room. Residents benefit from communal facilities including a lounge, laundry room and parking. The property also features emergency pull cords throughout and is offered for sale with no upward chain.

Entrance Hall

2'11" x 11'6" (0.90m x 3.52m)

Doors leading to all rooms.

Living Room

14'3" x 11'6" (4.36m x 3.52m)

A bright, spacious reception room serving as the heart of the home. An arch opens to the;

Kitchen

7'3" x 5'11" (2.22m x 1.81m)

Well-fitted kitchen with an integral fridge, freezer, electric oven and hob with extractor fan and a range of cupboards.

Storage Cupboard

3'0" x 4'5" (0.92m x 1.35m)

Bedroom

17'6" x 8'7" (5.35m x 2.64m)

Double bedroom has plenty of fitted wardrobes, cupboards, and drawers, and looks out over the gardens.

Shower Room

6'8" x 6'1" (2.05m x 1.86m)

Fitted shower room featuring a large shower, basin, and WC in a vanity unit with generous storage space.

General Information

Services:

Mains drainage, electricity and water are connected to the property.

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with EE being rated as 'Good outdoor, variable in-home' coverage, O2 being rated as 'Good outdoor and in-home' coverage, Three being rated as 'Good outdoor, variable in-home' coverage and Vodafone being rated as 'Good outdoor and in-home' coverage.

For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band C

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale.

Flood Risk:

This location is in a very low risk flood zone. For more information, please visit: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Tenure:

Leasehold: 125 years from 1st May 1989.

Service Charge: We understand the

service charge is currently £4793.16 per annum (this may be subject to change). Ground Rent: The ground rent is £263.58 (this may be subject to change).

The property will be sold with vacant possession.

Viewing:

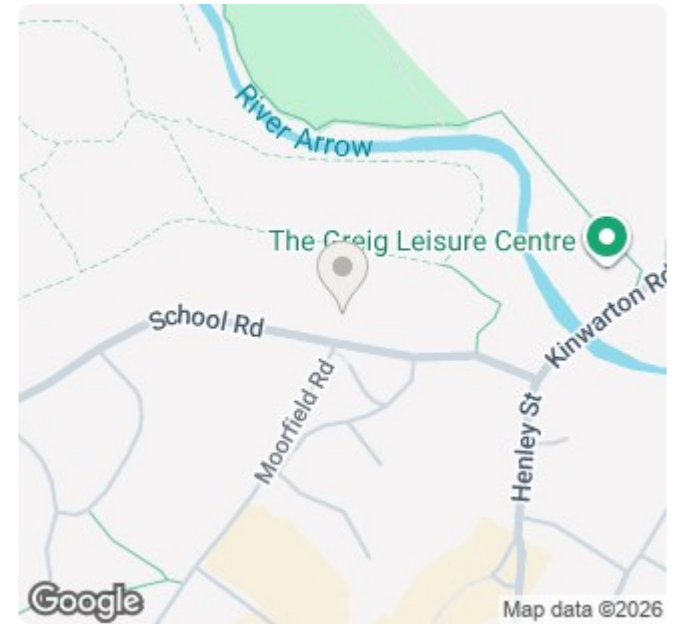
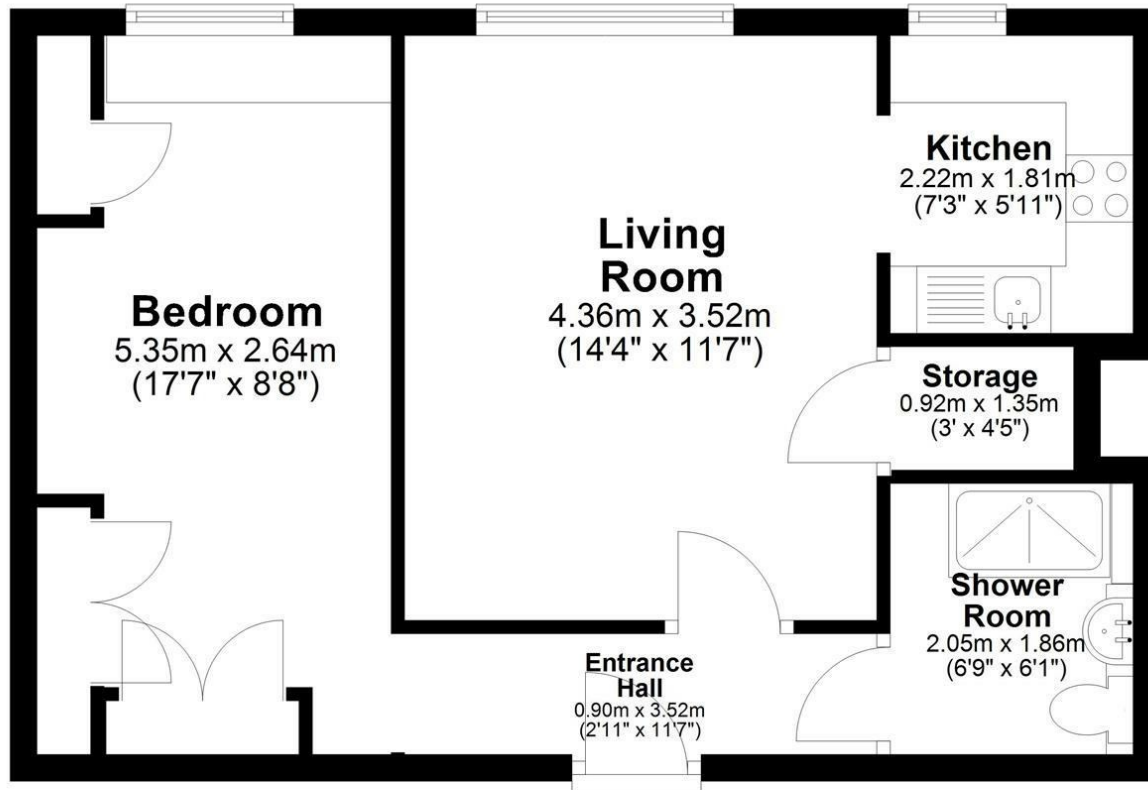
Strictly by prior appointment with Earles (01789 330 915 / 01564 794 343).

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First Floor Apartment

Approx. 43.4 sq. metres (467.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		74	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Total area: approx. 43.4 sq. metres (467.3 sq. feet)

