

Denny & Salmond

Santler Court Worcester Road
Malvern

Santler Court Worcester Road
Malvern WR14 1SF

For Sale
£72,000







Property Description

Located within the heart of Malvern Link and close to Malvern Link train station, common and all other local amenities, this well presented first floor retirement apartment enjoys light and airy accommodation with updated accommodation to include a spacious Reception Hall, Living Room, Fitted Kitchen, Double Bedroom and Shower Room. Santler Court further benefits of a resident's lounge, guest suite, laundry facility and call care system throughout the development. Viewing is strongly advised to appreciate this apartment to the full.

Communal Entrance

Communal Entrance via either Worcester Road or at the rear of the building off Redland Road. Intercom entry provides access into the Communal Entrance Hall. Apartment 23 is located on the First floor.

Entrance Hall

Entrance door opens into the Entrance Hall with wood flooring throughout and coving to ceiling. Door to a large storage cupboard housing shelving and a newly installed 'Stiebel Eltron' water heater. Door to the bedroom, shower room and part glazed door to the living room.

Living Room

This spacious and light living room with coving to ceiling, a continuation of wood flooring and doors to the kitchen. This room enjoys ample privacy with a part glazed door opening to the private patio. A particular feature of this room is the stone fireplace with electric insert. There is also a large floor to ceiling unit with shelving and cupboards.

Kitchen

The re fitted kitchen comprises a range of gloss fronted base and eye level units with working surface and tiled splashback. Four ring induction hob with electric oven below, space for and plumbing for a washing machine beside the sink, freestanding dishwasher and freestanding tall fridge freezer. One and a half composite sink unit with drainer and mixer tap. Coving to ceiling, double glazed window to the side aspect, wall mounted heater and spotlights.

Bedroom

A light and airy room with floor to ceiling mirror fronted wardrobes housing hanging rail and shelving. Double glazed window to the side aspect, coving to ceiling and newly fitted carpets.

Shower Room

Fitted with a modern suite comprising low flush WC, floating vanity unit with wash hand basin and mixer tap. Corner shower cubicle with mains shower and glazed screen. Wall mounted light and mirror, extractor fan, wall mounted heater and wall mounted heated towel rail. Tile effect flooring, and fully tiled walls.

Outside

This apartment benefits from a private patio to the side of Santler Court, with direct access onto Howsell Road. The private patio enjoys flower filled boarders with a small lawned area, encompassed by hedging and wrought iron fencing.

Santler Court has the benefit of well stocked and tended communal gardens which offer pleasant seating areas.

Resident Facilities

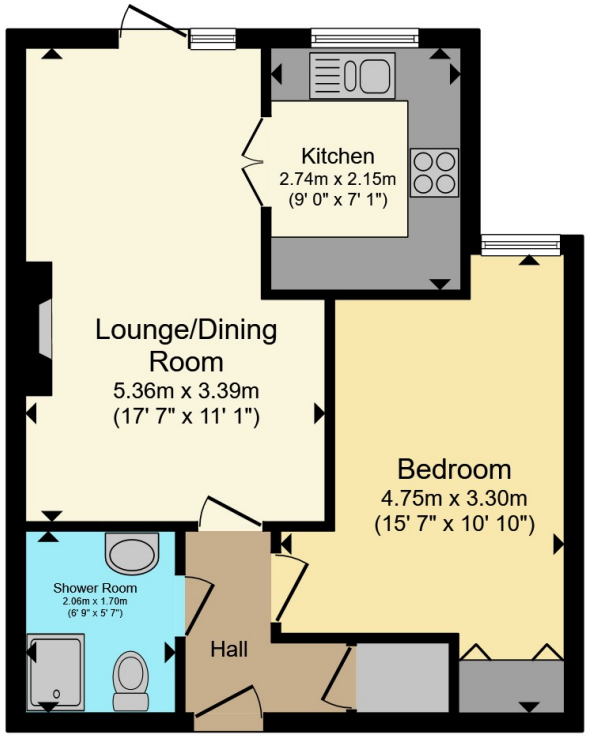
Santler Court offers many residents facilities including a light, bright residents lounge with direct access onto the well-tended communal gardens. Within the resident's lounge is a quiet area with a variety of books to peruse, tea and coffee making facility and access to the Worcester Road. Guest suite is available to hire for residents' family and friends and there is a well-appointed laundry room on site. All apartments are fitted with a 24-hour call care alarm system. The development is suited to residents aged 60 and over.

Leasehold

Our client advises us that the property is Leasehold on the Lease which is for a term of 125 years commencing on the 1st July 2004. We understand that there is an annual ground rent of £385 service charge of £3,484.42. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.











Total floor area 43.1 sq.m. (463 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Denny & Salmond

To view this property please contact Denny & Salmond on

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13a Worcester Road
MALVERN WR14 4QY

EPC Rating: Awaited

Council Tax Band: B

Service Charge: 3484.42

Ground Rent: 390.00

Tenure: Leasehold

view this property online dennyandsalmond.co.uk/Property/MVN100329

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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