Denny & Salmond

01684 561866

Residential Sales & Letting Agents

51 Morgan Court Worcester Road

, Malvern, WR14 1EX

£90,000

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Communal Entrance Hall

Morgan Court has a secure entry system with intercom to each apartment, lifts and staircases to all levels. Apartment 51 is located in the top floor within easy reach of the lift.

Entrance Hall

A solid wood entrance door with spy hole and letterbox leads into the Entrance Hall with hatch to loft space, coving to ceiling, 'Care Tech' emergency intercom system and doors to all rooms.

Living Room with Dining Area

14'4" x 16'5" (4.39m x 5.02m)

The L-shaped Living Room and Dining Area has two double glazed windows to side with roof top views towards Worcester, TV aerial point, telephone point, two night storage heaters and coving to ceiling. Three double wall lights and cream marble fireplace with moulded wooden surround. A large storage cupboard houses the hot water cylinder and meters.

From the Dining Area an archway leads into:

Refitted Kitchen

6'9" x 7'4" (2.07m x 2.26m)

The Kitchen has been comprehensively re-fitted with a range of cream fronted base and eye level units, a square edged work surface with tiled splash back and stainless steel sink unit. Integrated electric 'Baumatic' oven with four ring ceramic hob and stainless steel chimney hood above. Deep corner storage cupboards with carousel storage, extractor vent, 'Dimplex' wall mounted heater, coving to ceiling and non slip vinyl flooring.

Double Bedroom

17'8" x 8'8" (5.41m x 2.65m)

Double glazed window to side with views towards Worcestershire, two wall lights, coving to ceiling, night storage heater and built-in double wardrobe with mirrored folding doors, hanging rail and shelving.

Shower Room

The Shower Room has been recently refitted with a large easy step shower cubicle with glass sliding doors and electric shower within. Grab rail, folding seat and aqua boarding to walls. Contemporary vanity wash hand basin with cupboard below and hidden cistern WC. Shaver light and point, stainless steel heated towel rail, coving to ceiling and a non slip floor.

Residents Facilities

Morgan Court is set amdist sizeable, mature gardens which offer a quiet place to sit and enjoy the outdoors. The development also has emergency pull cords throughout offering residents peace of mind. Guest suites are available to book for family and friends and there is a large lounge area with regular events along with a laundrette facility.

Purchasers must be aged 60 years and above and any partners aged 55 years and over.

Council Tax Band

We understand that this property is council tax band B.

Tel: 01684 561866

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Services

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

Leasehold

Our client advises us that the property is Leasehold on a 125 year Lease commencing on November 1989. We understand that there is an annual ground rent of £502.52 (with £251.26 being paid half yearly) with an annual service charge of £2629.18. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

Road Map

Hybrid Map

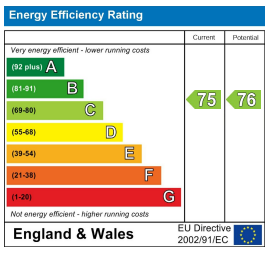
Terrain Map

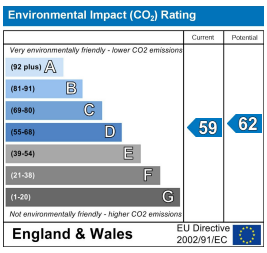
Floor Plan

Viewing

Please contact us on 01684 561866 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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