



## 47 Santler Court Worcester Road

Malvern, WR14 1SF

**Asking Price £59,950**



Located on the third floor, this well presented apartment enjoys West facing views towards the Malvern Hills and offers accommodation comprising reception hall, living room with dining area, fitted kitchen, double bedroom and fully equipped shower room. Santler Court has the further benefits of lovely communal gardens and residents lounge, laundry facility and call care system throughout the development. Viewing is strongly advised to appreciate this apartment to the full. EPC Rating B





- Third Floor Retirement Apartment
- Living Room with Dining Area
- Shower Room
- Communal Gardens
- EPC Rating B

- Double Bedroom
- Fitted Kitchen
- Views to the Malverns
- Residents Facilities
- No Onward Chain

### Communal Entrance

Intercom entry provides access into Santler Court. To the ground floor there is a light and welcoming Residents Lounge with access to the communal gardens which are located to the rear of the building. The House Manager has an office on this level.

Access is gained to the upper floors either using the stairwell or the lift facility.

### Reception Hall

The entrance door leads into the Reception Hall with Tunstall Statesman alarm system, airing cupboard with Gledhill Pulsar Coil hot water cylinder, shelving and electric consumer unit. Doors lead to the Bedroom, Living Room and Shower Room.

### Living Room

21'9" x 10'9"

Double glazed window to side aspect with a view to the Malvern Hills, night storage heater, coving to ceiling, TV point and double part glazed doors into:

### Fitted Kitchen

7'3" x 7'8"

Fitted with a range of beech effect base and eyelevel units with working surface over, stainless steel sink unit with easy turn taps and tiled splash backs. Eye

level Electrolux electric oven and four ring electric hob with extractor hood above. Space for fridge freezer, coving to ceiling, centre lights, Creda wall mounted convector heater and double glazed window to side with a view to the Malverns.

### Bedroom

13'9" x 9'1"

Fitted with a range of full height, mirror fronted wardrobes, night storage heater, coving to ceiling, TV point and double glazed window to side.

### Shower Room

The shower room is fitted with an easy step walk-in shower area with grab rails, seat, nonslip shower tray and mains shower. Low-level WC, vanity wash hand basin with cupboard under with mirror above and shaver light and point. Full tiling to walls, Creda convector heater, heated towel rail and coving to ceiling.

### Residents Facilities

Santler Court offers many residents facilities including a light, bright residents lounge with direct access onto the well tended communal gardens. Within the residents lounge is a quiet area with a variety of books to peruse, tea and coffee making facility and access to the Worcester road. Guest

suites are 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.

### **Directions**

From our Malvern office proceed on the A449 towards Malvern Link and Santler Court will be found on the left hand side shortly after the turning to Howsell Road.

### **Council Tax Band**

We understand that this property is council tax band B.

This information may have been obtained via [www.voa.gov.uk](http://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.

### **Leasehold**

Our client advises us that the property is Leasehold on a 125 year Lease commencing from 2004. We understand that there is an annual ground rent of £385 and annual service charge of £3484.42 Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

### **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.

# Floor Plan

## Area Map



## Viewing

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

