

## 49 Santler Court 207 Worcester Road Malvern, WR14 1SF

Located within easy reach of the amenities of Malvern Link and the railway station, this top floor corner apartment forms part of a luxury development for the over 60's. The spacious apartment offers entrance hall, living room, re-fitted kitchen, bathroom, two bedrooms and re-fitted en suite shower room. With double glazing, electric heating, and stunning communal gardens. Santler Court has the further benefits of a residents lounge, guest suites, laundry facility and call care system throughout the development. Viewing is strongly advised to appreciate this apartment to the full.

**£145,000**

# 49 Santler Court 207 Worcester Road

Malvern, WR14 1SF



Santler Court is a well presented complex designed by McCarthy and Stone. Santler Court is conveniently located close to the amenities of Malvern Link, to include, independent shops, supermarket and Post Office and within easy reach of Malvern Link Train Station.

## Communal Entrance

Secure intercom entry leads into the Communal Entrance Hall with access to the residents lounge, laundry facility and lift to all floors. Apartment 49 is located on the Third Floor.

## Entrance Hall

A spacious Entrance Hall, with doors off to the Living Room, Bathroom and both Bedrooms. Door to Airing Cupboard and door to a large storage cupboard housing shelving. Wall mounted electric heater and coving to ceiling.

## Living Room

17'8" x 11'3" narrowing to 8'8" (5.4 x 3.45m narrowing to 2.65m)

A pleasant and light room with double glazed window providing views towards the Malvern Hills. Wall mounted electric heater and glazed doors to the re-fitted Kitchen. Phone socket, TV aerial and coving to ceiling.

## Re-fitted Kitchen

9'0" x 5'10" (2.75m x 1.8m)

The Kitchen has been re-fitted with a range of cream eye and base level units and drawers with working surfaces, four point induction hob with extractor above and eye level electric oven. Stainless steel sink unit with drainer and mixer tap and space for two undercounter appliances. Double glazed window and coving to ceiling.

## Bathroom

The Bathroom is fitted with a coloured suite comprising panelled bath with shower over and glazed screen, high level WC and vanity unit with wash hand basin and cupboard below. Fully tiled walls, extractor and wall mounted Creda electric heater.

## Bedroom One

20'0" x 8'10" (6.10m x 2.71m)

A generous Bedroom with a fitted double wardrobe with mirrored folding doors, wall mounted electric heater and coving to ceiling, TV aerial and phone point. Door to En-Suite Shower room.

## En-Suite Shower Room

The En-Suite Shower Room has been fully refitted and now comprises hidden cistern high level WC with vanity unit, sink inset, cupboards below and illuminated mirror above. Shower cubicle with glazed door, extractor.

## Bedroom Two / Dining Room

14'0" max x 8'8" (4.28m max x 2.66m)

Currently used as a Dining Room and Office, with wall mounted electric heater, double glazed window and coving to ceiling.

## Outside

Santler Court has pleasant and well maintained communal gardens with seating areas throughout.

## 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.

A 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.

An onsite Refuse Room is located on the ground level, to the rear of the building for recycling and waste to land fill.

## 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 C.

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 on 2004. We understand that there is an annual ground rent of £450 with a 6 monthly maintenance charge of £2613.32

Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

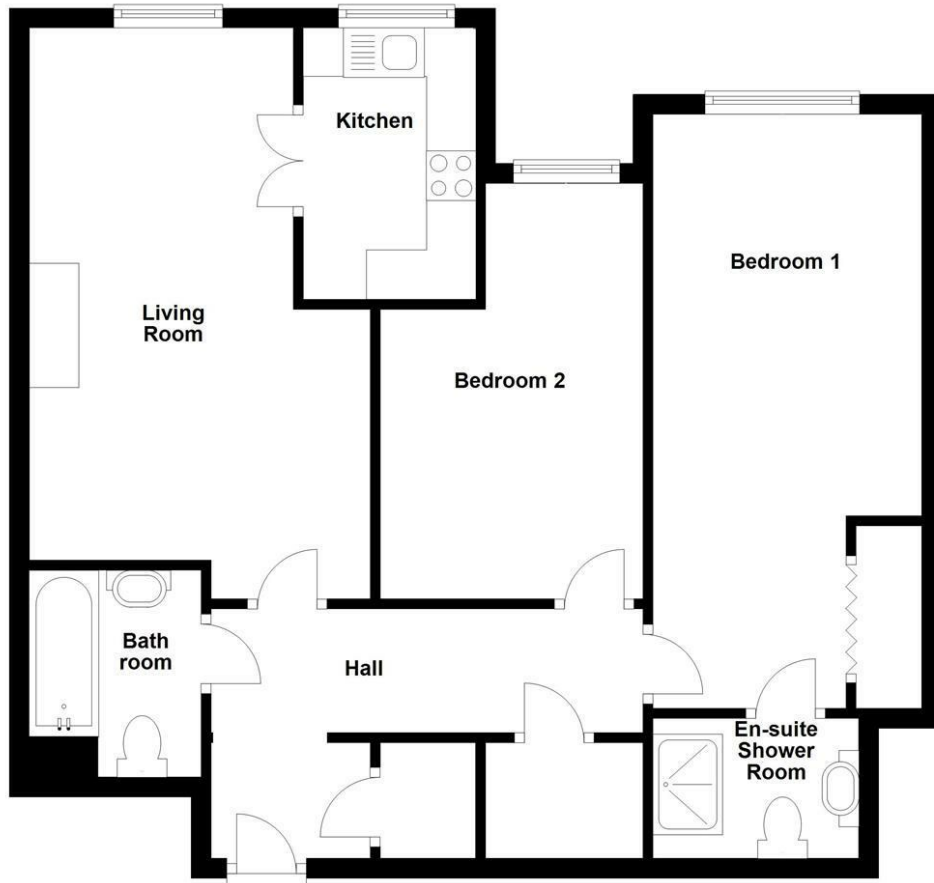
## Services

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

## Top Floor



Flat 49 Santler Court, 207 Worcester Road, Malvern

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.

