



40 Morgan Court Worcester Road Malvern, WR14 1EX

Situated on the first floor floor of Morgan Court, this apartment is beautifully presented and benefits from recently having new double glazed sash windows, re-decorated and carpeted throughout. In brief the accommodation comprises, Entrance hall, living room, fitted kitchen, double bedroom and bathroom. With electric heating, residents facilities, resident manager and stunning mature gardens. This property is offered for sale with no onward chain. EPC Rating C

£59,500

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Malvern, WR14 1EX



Communal Entrance

Morgan Court has a secure entry system with intercom to each apartment, lifts and staircases to all levels. Apartment 40 is located on the first floor within easy reach of the lift and stairs.

Entrance Hall

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

Living Room

18'0" x 10'5" (5.5m x 3.2m)

The Living Room is a bright and spacious room which benefits from dual aspect double glazed sash windows to the side and rear aspects. wall mounted electric heater and wall lighting. Coving to ceiling, fireplace with wood burner effect electric heater, power points, phone sockets and TV aerial. Archway to Kitchen.

Door to Airing Cupboard, housing water tank, shelving for storage and electric fuse board.

Kitchen

7'3" x 5'7" (2.23m x 1.72m)

From the Living Room, an archway opens into the Kitchen. Fitted with a range of eye and base level units with drawers, working surfaces and tiled splashback. Stainless steel sink unit with drainer, electric oven with four point electric hob and extractor above. Space for undercounter appliance, wall mounted Dimplex heater and double glazed window to the rear aspect.

Double Bedroom

11'8" x 8'9" (3.56m x 2.67m)

Double glazed sash window to the side aspect, wall lighting and built-in double wardrobe with mirrored folding doors, hanging rail and shelving.

Bathroom

Fitted with a coloured suite comprising, vanity unit with

sink inset and cupboards below, low flush WC and panelled bath with electric Mira shower. Fully tiled walls, heated chrome radiator, wall mounted Dimplex heater and extractor. Shaver point, mirror and light.

Residents Facilities

Morgan Court is set amidst 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. 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.

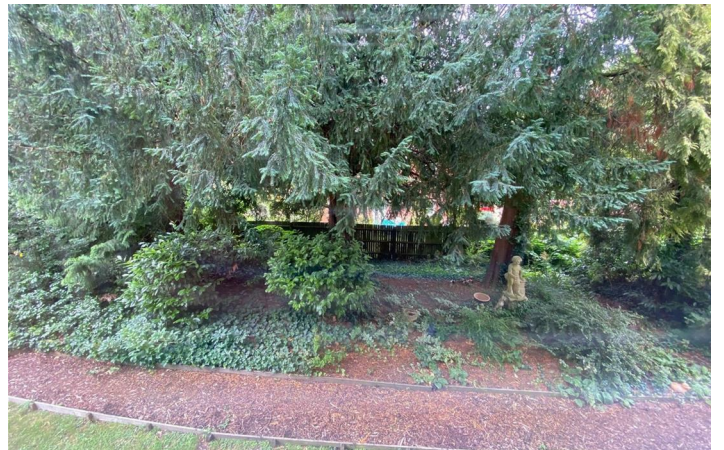
Leasehold

Our client advises us that the property is Leasehold on a 125 year Lease commencing 1988. We understand that there is an annual ground rent of £446.70 with an annual service charge of £2529.22

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



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.

