



## 7a Morgan Court Worcester Road, Malvern, WR14 1EX

**£85,000**

Morgan Court is an established development, situated close to Malvern Link railway station, suitable for the active retired aged 60 and above.

Located in a quiet position on the lower ground floor, this neat apartment offers accommodation including entrance hall, living room, kitchen, bathroom and two double bedrooms with access onto a sheltered patio seating area. The development has the benefit of numerous residents facilities, most particularly a call care alarm system throughout and a part time house manager. Offered for sale with no onward chain and vacant possession, viewing is via the Agent.

### **Communal Entrance**

Intercom entry provides access in Morgan Court and the House Managers office is located just within the Communal Hallway.

Apartment 7a is located on the lower ground floor and is accessed either via lift or stairs.

### **Reception Hall**

The entrance door leads into the spacious Reception Hall with night storage heater, built-in cloaks storage cupboard, further storage cupboard with consumer unit, electric meter and ample shelving. Airing cupboard with tank and shelving and doors to both Bedrooms, Living Room and Bathroom.

### **Living Room 16'4" x 10'11" (4.98 x 3.35)**

The spacious Living Room has a double glazed door and window leading to a sheltered patio seating area beyond. Night storage heater, wall lights, coving to ceiling, TV, aerial point, intercom entry, phone and archway to:

### **Kitchen 6'8" x 7'3" (2.05 x 2.23)**

The kitchen is comprehensively fitted with a range of wood trim base, and eye level with units with work surface over, stainless steel sink unit with easy turn taps. Integrated electric oven with four ring hob and extractor hood above. Space for tall fridge, freezer, tiled splash backs and coving to ceiling.

### **Bedroom One 14'0" x 9'0" (4.29 x 2.76)**

Double glazed windows to side and front aspect, night storage heater, coving to ceiling, wall, lights, built-in, full height, wardrobe and emergency pull cord.

### **Bedroom Two 14'2" x 8'4" (4.32 x 2.55)**

Double glazed window to front, night storage heater, coving to ceiling, wall, light, built-in, full height, single wardrobe, emergency, pull cord.

### **Bathroom**

The Bathroom is fitted with a white suite comprising panelled bath with Triton electric shower over and grab rail. Pedestal wash, hand basin, low level WC, full tiling to walls, obscure double glazed window to side, illuminated mirror with shaver point, convector heater, and extractor vent.

### **Residents Facilities**

Morgan Court has the benefit of lovely communal

gardens to the rear of the building which are accessed from the spacious residents lounge on the Lower Ground Floor. Throughout the development is a call care alarm system creating a safe environment for all residents.

Pre bookable guest suites are available for hire at a modest charge and the use of the well appointed on site laundry facility is included within the service charges.

To the front of the development are a limited amount of the parking bays with further on road parking available on Worcester Road.

### **Directions**

From our Malvern office proceed on the A449 towards Malvern Link and Morgan Court is located on the left opposite Link Common.

### **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. We understand that there is an annual service charge of £5058.44. 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.

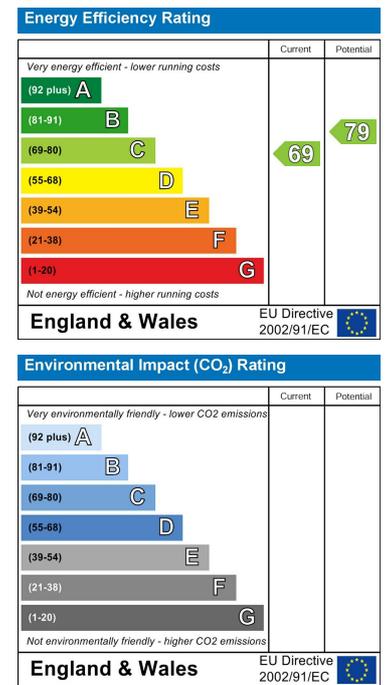
## Floor Plan



## Area Map



## Energy Efficiency Graph



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