



7a Morgan Court Worcester Road, Malvern, WR14 1EX £750 Per Calendar Month

Morgan Court is an established development, situated close to Malvern Link railway station, only suitable for residents 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 and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Tenancy Unmanaged

This Tenancy will be managed by the landlord.

The tenancy agreement will be set up on an initial 6 months period.

Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned reference decision (including any guarantors), correct Right-to-Rent documents and a tenant signed Assured Shorthold Tenancy Agreement.

Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

Tenancy Fees

Where pets have been accepted there will be an increased rental payment of £10.00 pcm per pet for

the duration of the tenancy.

Security Deposit (per tenancy. Rent under £50,000 per year) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

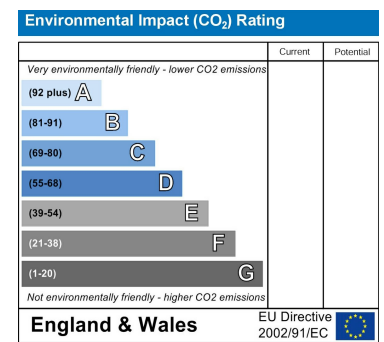
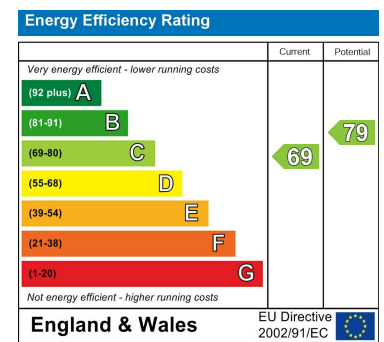
Please ask a member of staff if you have any questions about our fees.

Floor Plan

Area Map



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