



## 50 Morgan Court Worcester Road Malvern, WR14 1EX

Located within easy reach of the railway station and amenities of Malvern Link, this top floor retirement apartment is located within the popular complex of Morgan Court. In brief the accommodation comprises, entrance hall, living room, kitchen, double bedroom and refitted shower room. Being on the top floor, the apartment benefits from an increased ceiling height, giving a spacious and airy feel with roof top views over the side garden of the development and towards Worcester beyond. Offered for sale with no onward chain, viewing is highly recommended. EPC Rating C

**Guide Price £55,000**

# 50 Morgan Court Worcester Road

Malvern, WR14 1EX



## Morgan Court Facilities

Morgan Court is a development of 61 apartments for the active retired. The development benefits from having 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.

## Communal Entrance

Morgan Court has a secure entry system with intercom to each apartment, lifts and staircases to all levels. Apartment 50 is located on the top floor within easy reach of the lift and stairs.

## Entrance Hall

With doors off to the Shower Room, Double Bedroom and Living Room. Door to a spacious Airing Cupboard housing water tank and slatted shelving for storage.

## Living Room

18'1" x 10'5" (5.53m x 3.2m)

A spacious Living Room with two double glazed windows to the rear aspect overlooking Morgan Court gardens and having views towards the Severn Valley beyond. Wall mounted electric night storage heater, painted fire surround and hearth, coving to ceiling, wall lighting and archway to Kitchen.

## Kitchen

7'4" x 5'2" (2.25m x 1.6m)

The Kitchen is fitted with eye and base level units with working surfaces and tiled splashback. Composite sink unit with drainer and mixer tap, four point electric hob and space for an undercounter appliance. Coving to ceiling.

## Double Bedroom

16'0" x 8'10" (4.9m x 2.7m)

A spacious Bedroom benefitting from built in double wardrobe with mirrored concertina doors. Wall lighting and double glazed window to the rear aspect, providing views over Morgan Court Gardens and towards the Severn Valley beyond. Coving to ceiling.

## Shower Room

6'10" x 5'4" (2.1m x 1.65m)

Recently refitted with a white suite comprising, low flush WC, vanity unit with wash hand basin inset with mixer tap and drawers below. Corner, shower cubicle with glazed sliding door, Triton electric shower and aqua boarding. Tiled walling, mirror with light above, shaver point, Dimplex wall heater and an additional heated towel rail. Coving to ceiling.

## Outside

Morgan Court is set amidst sizeable, well maintained gardens to the front and rear of the property with a number of mature trees, plants and shrubs, which offers a quiet place to sit and enjoy the outdoors which are a real feature of Morgan Court. Off road parking to the front of the property on a first come basis is a huge benefit as well as visitor spaces.

## 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 on 1985. We understand that there is an annual ground rent of £445 with an annual maintenance charge of £3793.83. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

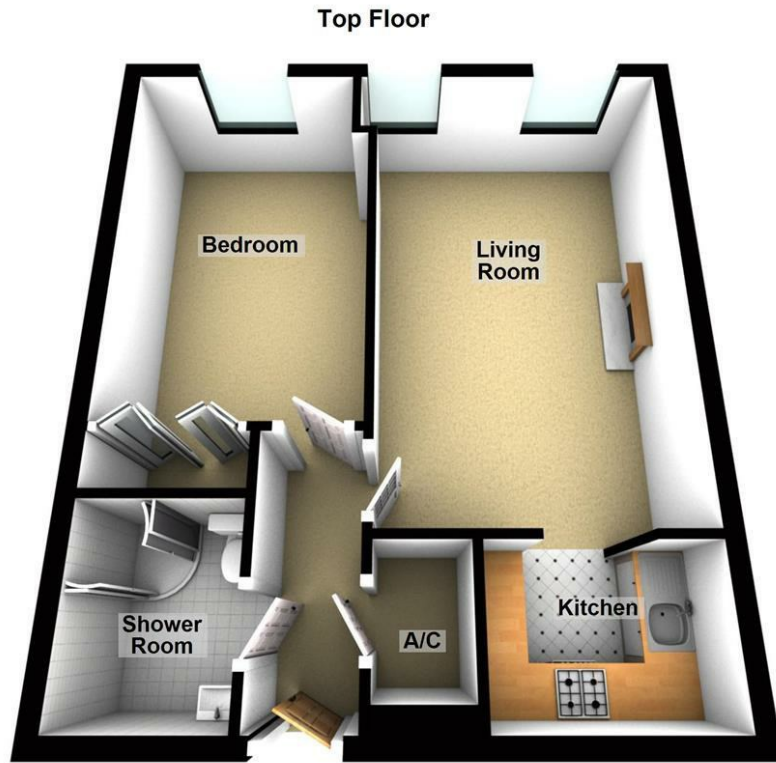
## Services

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



50 Morgan Court, 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.

