



## 42 Santler Court Worcester Road, Malvern, WR14 1SF

£69,500

Located within the heart of Malvern Link and close to Malvern Link train station and all other local amenities, this well presented second floor retirement apartment enjoys light and airy accommodation with dual aspect windows in the sitting room and views down to and over the attractive communal gardens. In brief the accommodation comprises a spacious reception hall, living room, fitted kitchen, double bedroom and bathroom. Santler Court 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.

Offered for sale with no onward chain. EPC Rating B.

### **Communal Entrance**

Communal Entrance via either Worcester Road or at the rear of the building off Redland Road. Intercom entry provides access into the Communal Entrance Hall. Apartment 42 is located on the second floor.

### **Entrance Hall**

Entrance hall with doors to all rooms, walk-in airing cupboard housing, the Glendhill water heater and electric fuse board and slatted shelving for storage.

### **Living Room 17'5" x 10'2" (5.33 x 3.11)**

A light room with dual aspect double glazed windows to both the front and rear aspects. The window to the front enjoys a pleasant outlook across the communal gardens. TV point and night storage heater, telephone point and double doors leading to:

### **Fitted Kitchen 7'0" x 7'4" (2.15 x 2.25 )**

Comprising of eye and base level storage units, with working surfaces and tiled splashback. Stainless steel single sink unit with drainer. Under-counter fridge and freezer, Integrated Electrolux oven and four ring electric hob with extractor canopy over. Creda wall mounted heater and double glazed window to front aspect.

### **Double Bedroom 13'4" x 10'8" (4.07 x 3.27)**

With built-in double wardrobe with mirror fronted concertina doors, night storage heater, telephone and TV points and double glazed window to the front aspect enjoying views down across the garden.

### **Bathroom 7'0" x 5'6" (2.14 x 1.70)**

Fitted with a coloured suite comprising of an oval wash handbasin, insert into a vanity unit with cupboards below. Low flush WC, panelled bath with mains shower over, glass shower screen and hand grip rails. Shaver / light point and Creda wall mounted electric fan heater, electric towel rail and extensive tiling.

### **Outside**

Santler Court has the benefit of well stocked and tended communal gardens which offer pleasant seating areas.

The Residents Parking area is located to the rear of the building, accessed via Redland Road.

### **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. Guest suites are 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.

### **Directions**

From our Malvern office proceed on the A449 towards Worcester into Malvern Link. Santler Court is located on the left shortly after the Fire Station.

### **Leasehold**

Our client advises us that the property is Leasehold on a the Lease which is for a term of 125 years commencing on the 1st July 2004. We understand that there is an annual ground rent of £385 service charge of £3,484.42. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

### **Council Tax Band**

We understand that this property is council tax band B.

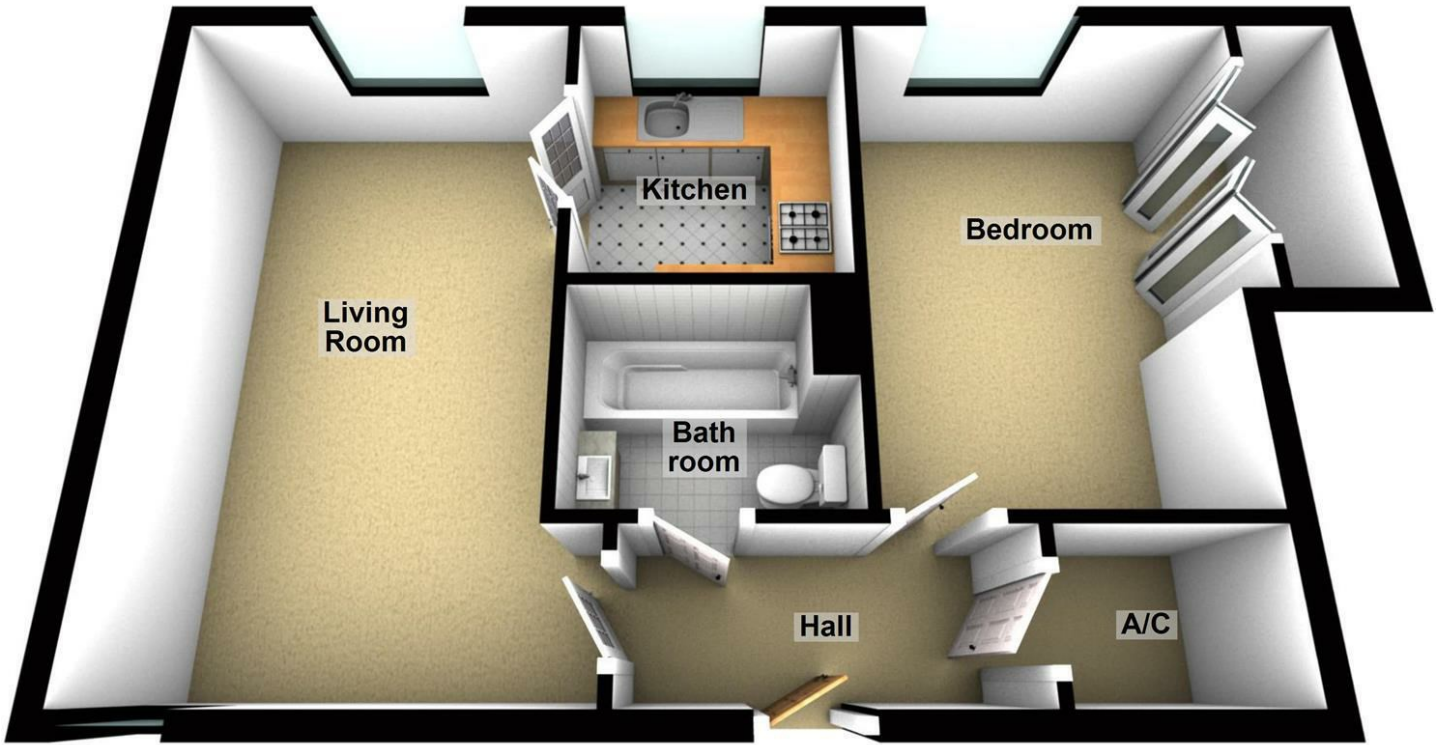
This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

### **Virtual Viewing**

A virtual tour is available on this property copy this URL into your browser bar on the internet - <https://youtu.be/faVvPn4WAHY?si=oTUNkcr4V4xFGrQt>

# Floor Plan

## Top Floor

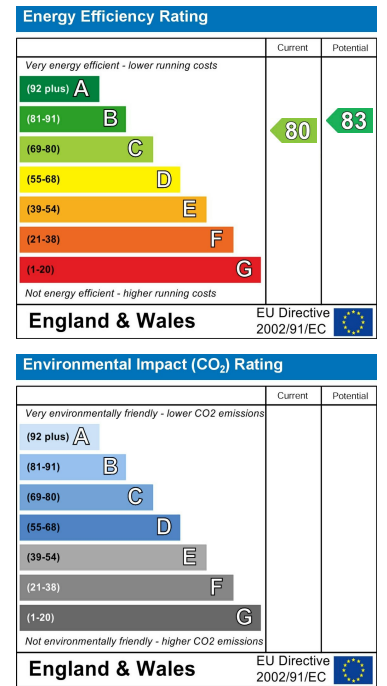


## Flat 42 Santler Court, 207 Worcester Road, Malvern

### 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.