



## Apartment 24, Santler Court Worcester Road Malvern, WR14 1SF

Located within the heart of Malvern Link and close to Malvern Link train station and all other local amenities, this well presented first floor two bedroom retirement apartment enjoys light and airy accommodation with a Juliette balcony from the living room. In brief the accommodation comprises a spacious reception hall, living room, fitted kitchen, two bedrooms and bathroom. Santler Court further benefits of a residents lounge, guest suite, 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.

**Guide Price £110,000**

# Apartment 24, Santler Court Worcester Road

Malvern, WR14 1SF



## 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 24 is located on the first floor.

## Reception Hall

Reception hall with doors off to both bedrooms, living room and bathroom. Wall mounted electric heater. Door to a large walk-in airing cupboard housing, the water heater, electric fuse board and slatted shelving for storage.

## Living Room

17'9" x 11'5" max (5.42m x 3.5m max)

A spacious living room, with plenty of space for your table and chairs as well as your soft furnishings. A particular feature is the fireplace with electric "coal" effect fire, hearth and surrounded. Wall mounted electric heater, TV aerial, coving to ceiling, glazed door to a Juliet balcony and glazed doors to the Fitted Kitchen.

## Fitted Kitchen

8'11" x 5'10" (2.73m x 1.8m)

Comprehensively fitted with a range of base and eye level units, working surfaces and tiled splashback. Stainless steel sink unit with drainer, space for undercounter fridge and space for undercounter freezer. Electric single oven, four point electric hob with extractor above. Double glazed window to the side aspect with views towards the Malvern Hills. Wall mounted Creda electric heater and coving to ceiling.

## Bedroom One

15'9" x 9'4" (4.82m x 2.85m)

Fitted with built-in mirror fronted wardrobe with hanging rail and shelving. Wall mounted electric heater, double glazed window to the rear aspect, TV aerial and coving to ceiling.

## Bedroom Two

11'5" x 8'7" (3.5m x 2.62m)

Double glazed window to the rear aspect, wall mounted electric heater and coving to ceiling.

## Bathroom

Fitted with a white suite comprising low flush WC, vanity unit with sink inset and cupboards below with mirror and light above. Panel bath with shower over, glazed screen and hand rail. Wall mounted electric Creda heater, extractor and heated towel rail. Fully tiled walls.

## Council Tax Band

We understand that this property is council tax band C.

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 125 year lease from July 2004. We understand that there is an annual ground rent of £450 with a 6 monthly maintenance charge of £2613.32

Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

## 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.

## Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

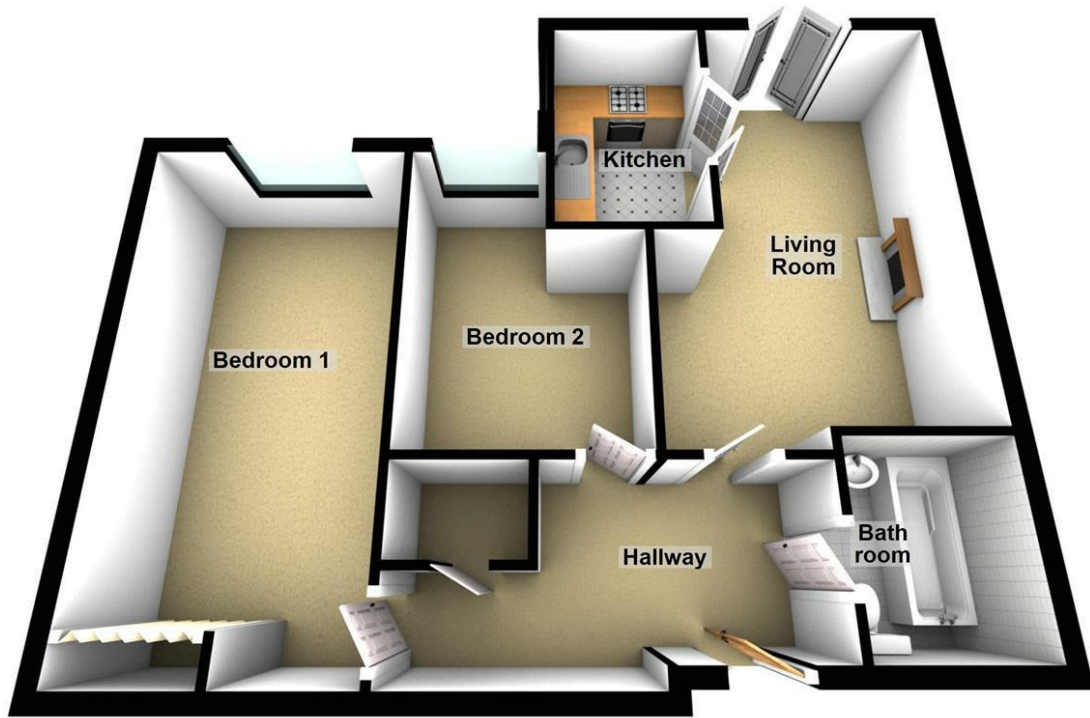
## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement



# Floor Plan

## First Floor



## Flat 24 Santler Court, 207 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.

