

# Philip Laney & Jolly



## 2 Morgan Court, Worcester Road, Malvern, Worcestershire WR14 1EX

- Retirement Apartment
- Ground Floor with own door to gardens
- Bedroom, Bathroom, Lounge, Kitchen
- Double Glazing, Night Storage Heating
- Communal Parking and Gardens
- NO CHAIN

**Price Guide: £75,000**

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# 2 Morgan Court, Worcester Road, Malvern, Worcestershire WR14 1EX

## LOCATION/DESCRIPTION

A one bedroom ground floor apartment with door to garden within this well maintained purpose built retirement block within mature gardens and situated on the edge of the common. The accommodation briefly comprises Entrance Hall, Living Room, Kitchenette, Double Bedroom and Bathroom. The property further benefits from night storage heating and UPVC double glazing. Morgan Court has a resident house manager, lifts to all floors, guest suites, alarm call system and security entry system. Morgan Court is set within a very short walking distance of Malvern Link railway station and the amenities of Malvern Link and overlooks the Common. In addition to a resident house manager, further benefits include emergency call cords in all rooms, a communal lounge, laundry, parking and pre-bookable guest suites for visitors.

## ENTRANCE

Via timber panelled door into

## ENTRANCE HALL

Doors into Living Room, Bathroom, Bedroom and cupboard, warden intercom system, coving to ceiling.

## LIVING ROOM

17'1" x 10'7" (5.21m x 3.23m) Fire place with electric fire, power points, night storage heater, phone point, 2 wall lights.

## KITCHENETTE

7'3" x 5'4" (2.21m x 1.63m) Fitted kitchen comprising eye and base level units and drawers with worksurface over, stainless steel sink and drainer, tiled splashbacks, integral hob and oven, extractor over, space for fridge, power points, ceiling light, vinyl flooring.

## BEDROOM

13'9" x 8'8" (4.19m x 2.64) UPVC double glazed window to rear, built in wardrobe, night storage heater, power points, warden intercom, coving to ceiling and wall light.

## BATHROOM

Coloured suite comprising low level WC, vanity unit wash hand basin, panelled bath with shower over, tiled splashbacks, electric towel rail, electric heater, extractor fan, shaver point.

## COMMUNAL GARDENS

A real feature of Morgan Court are the well maintained mature grounds to the front and rear with a number of mature trees, plants and shrubs.



## TENURE

We are advised (subject to legal verification) that the property is Leasehold on a 125 year lease from 1988.

## COUNCIL TAX

Malvern Hills District Council. Tax band B.

## SERVICE CHARGE

The Ground Rent is £112.50 per half year and the current Service Charge is £1858.02 per annum.

## SPECIAL CONDITIONS

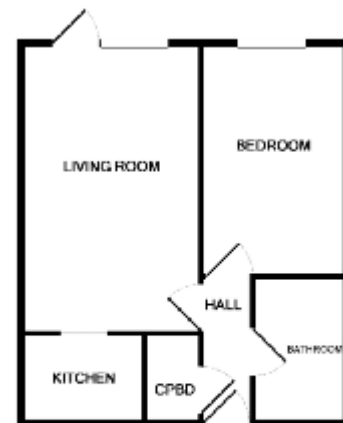
The apartment is available to those who are 60 years of age or over and in the case of partners, one party must have attained the age of 60 years or over and the other 55 years or over.

## VIEWINGS

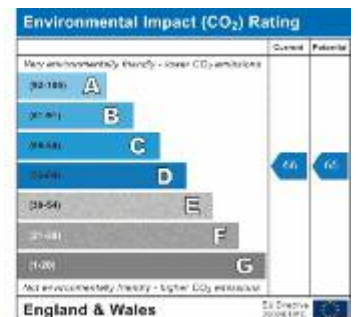
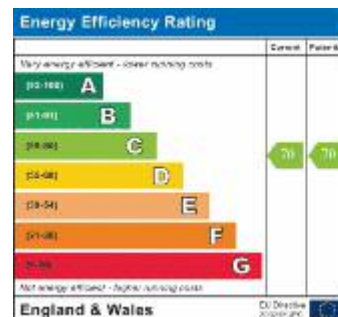
Strictly by arrangement with the Agents. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

## DIRECTIONS

From our office in Worcester Road proceed in the direction of Worcester. At the traffic lights continue straight on. Morgan Court can be found after some distance on the left hand side, opposite the Common.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plans for illustrative purposes only and should be used as a guide only. Prospective purchaser. The services, systems or appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Vectorworks 2009



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

