



## 1 bed retirement property to buy

School Road, Alcester, Alcester,  
Warwickshire, B49 5DJ

**£20,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Over 60's Retirement
- ✓ 2nd-floor Retirement Apartment (lift available)
- ✓ Modern kitchen
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

'Malin Court' is a purpose-built Retirement Development situated in close proximity to the High Street in the market town of Alcester and all the excellent amenities that the town has to offer.

Offered For Sale with NO UPWARD CHAIN, is this 2nd Floor Apartment with one double bedroom with fitted wardrobes, a good size Living room with picture window, overlooking the attractive communal gardens and the church grounds beyond. An arch from the living room leads to the compact modern fitted kitchen with electric hob and oven and a tall fridge. There is a well-fitted shower room and a good size cupboard off the living room.

Communal facilities at Malin Court include a residents lounge, laundry room, residents car park and beautiful well-maintained gardens. There is a House Manager on site during working hours, Secure Entry system and Emergency pull cords in all rooms.

Agents Note; Residents must be over 60 years of age. There is a Service charge of approx. £5,400 per annum and a Ground Rent of £42 per month.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 89

Annual Ground Rent Amount: £504.00

Annual Service Charge Amount: £5,400.00

Price: Starting Bid £20,000

Property Type: Retirement property

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

School Road, Alcester, Alcester, Warwickshire, B49 5DJ

Contact your local branch today for more information on this property:

**Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, [www.letsliveleeds.com](http://www.letsliveleeds.com)**

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.

