



**School Road ,**  
Alcester, B49 5DJ

Jeremy  
McGinn & Co 

# Available at Offers In The Region Of £47,500



A purpose built, first floor, Retirement Apartment in Malin Court situated close to the centre of Alcester, with all convenient amenities of the town a short walk/drive away.

The Apartment, on the first floor is accessed by a lift or stairs. Enter into a good size Hall giving access to the large, bright Living room with window to rear and an attractive outlook over the communal, well-tended gardens and mature trees beyond. An arch opens to the fitted Kitchen with window overlooking the gardens. There is also a good size Storage Cupboard off the living room.

From the hall, further doors lead to a fitted Shower room and a Double Bedroom with fitted wardrobes.

All rooms have a well-positioned emergency pull-cord for added safety along with a security telephone positioned in the hall.

First Port Management Co. Ground Rent - £57.16 per annum - paid half yearly £263.16 / Service charge - £3646.44 - paid half yearly £1823.44. Lease unexpired approx 80 yrs.

The apartment is offered for sale with NO UPWARD CHAIN.





**Tax Band: C**

**Council: Stratford**

**Tenure: Leasehold**

Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

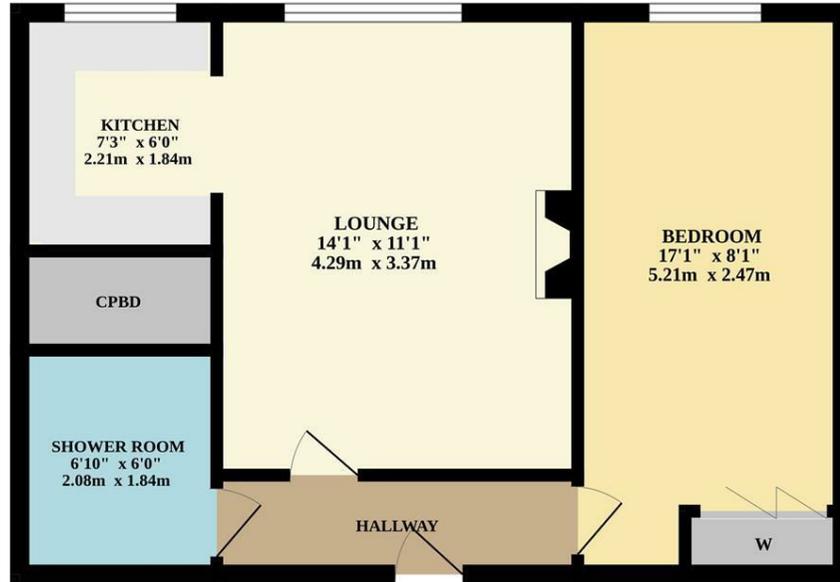
Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud of their Town. The historic High Street offers a range of independent shops & cafés in addition to restaurants and pubs and a Waitrose supermarket.

The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway give access to London in a little over an hour.



# Floor Plan

GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.

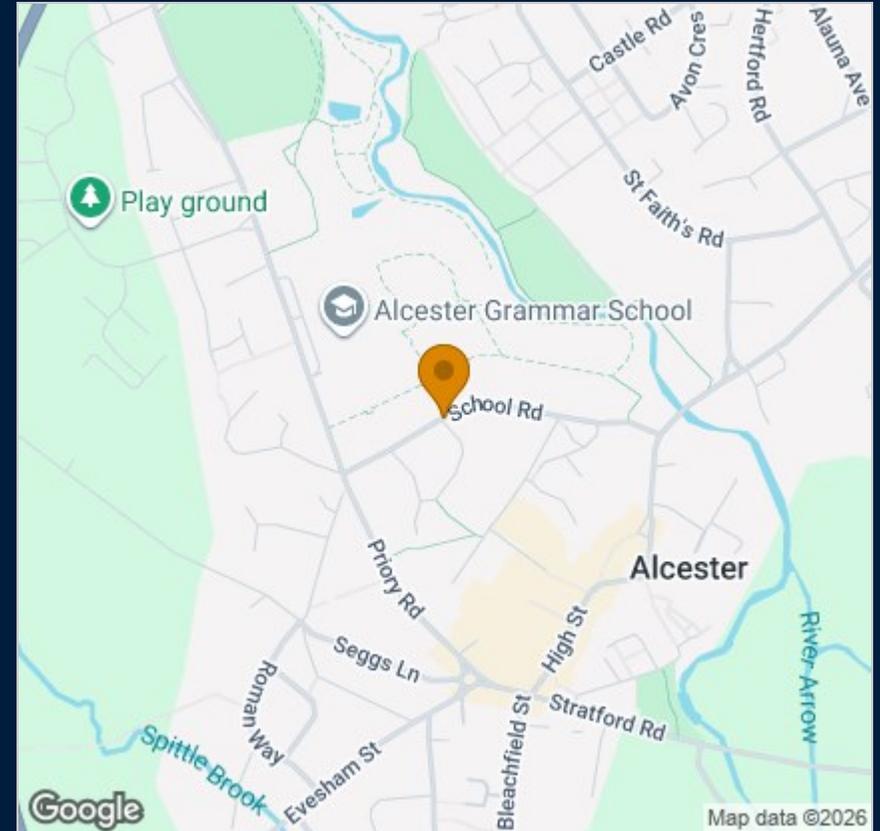


TOTAL FLOOR AREA : 427 sq.ft. (39.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

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.

49A High Street, Alcester, Warwickshire, B49 5AF  
Tel: 01789 868587 Email: [alcester@jeremymcginns.com](mailto:alcester@jeremymcginns.com)  
[www.jeremymcginns.com](http://www.jeremymcginns.com)

# Map



# Energy Performance

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

Jeremy McGinn & Co