



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

Jeremy  
McGinn & Co 

# Offers In The Region Of £80,000



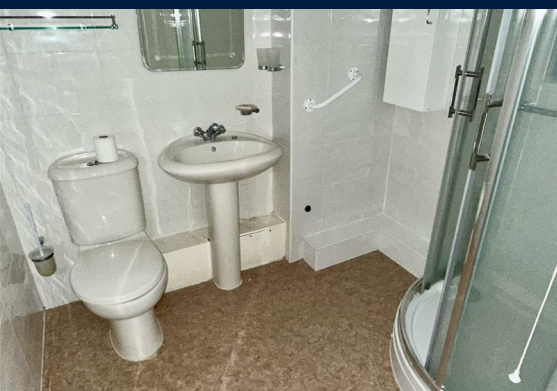
'Malin Court' is a purpose-built Retirement Development situated in close proximity to the High Street in the market town of Alcester and all the excellent amenities that the town has to offer.

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.





**Tax Band: C**

**Council: Stratford**

**Tenure: Leasehold**

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

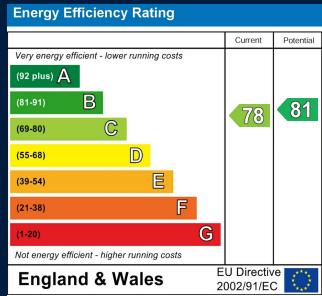


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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  
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## Map



## Energy Performance



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