

Flat 3 Morgan Court Worcester Road,,  
Malvern, WR14 1EX

Offers in the Region Of  
**£57,950**



- Purpose Built Retirement Apartment
- Direct Garden Flat
- Communal Grounds
- One Double Bedroom
- EPC Rating C Council Tax Band B
- Available Now!

Superb ground floor garden apartment in Morgan Court, Malvern Link, this purpose built retirement complex ideally for the active retired Over 60's. This well presented, lower ground floor apartment, opens straight onto the communal gardens and benefits from double glazing, electric storage heaters, entrance hall, sitting room, fitted kitchen, bedroom and bathroom. EPC Rating C. Council Tax Band B. Available now! For Ground rent information please refer to the lease. Service Charge £2493.22 PA (note this includes access to the monitored care line system).

**Property Tenure**  
Leasehold

**Council Tax Band**  
B

**ACCOMMODATION**

**Entrance Hallway**

**Lounge / Dining Room** 5.30m x 3.23m

**Kitchenette** 1.65m x 2.27m

**Double Bedroom** 3.80m x 2.73m

**Bathroom W.C**

**Communal Areas**  
Residents enjoy the benefit of communal grounds, lounge and laundry services as well as visitors suite's (subject to availability and booking criteria).

**Outside**  
The property has maintained mature rear gardens that the residents can enjoy, there are very limited parking spaces, which may already be allocated to residents. For enquiries relating to parking please refer to the scheme manager on: 01684 588000



**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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# Energy performance certificate (EPC)

Flat 3  
Morgan Court  
Worcester Road  
MALVERN  
WR14 1EX

Energy rating

C

Valid until: 18 August 2033

Certificate number: 0981-1212-9507-0163-0200

Property type

Ground-floor flat

Total floor area

39 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		