

## 30 Malin Court

School Road, Alcester, Warwickshire, B49 5DJ



**PRICE: £119,500**

**Lease: 125 years from 1989**

### Property Description:

A LIGHT TWO BEDROOM APARTMENT LOCATED ON THE SECOND FLOOR SITUATED IN A QUIET SPOT WITHIN THE DEVELOPMENT WITH GOOD VIEWS Malin Court is in a very convenient position being located within easy walk to high street boasting a host of amenities including shops, supermarkets, cafes, health centre and doctors. With a nature reserve behind the development and a good bus service this is a sought after location. Constructed by McCarthy & Stone (Developments) Ltd and comprises 32 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello response system. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge  
Communal Laundry  
24 hour emergency Appello system  
Minimum Age 60  
Lift to all floors

Guest Suite  
Visiting Development Manager  
Lease: 125 years from 1989  
Service Charge £5,962.36 Ground rent: £579.89



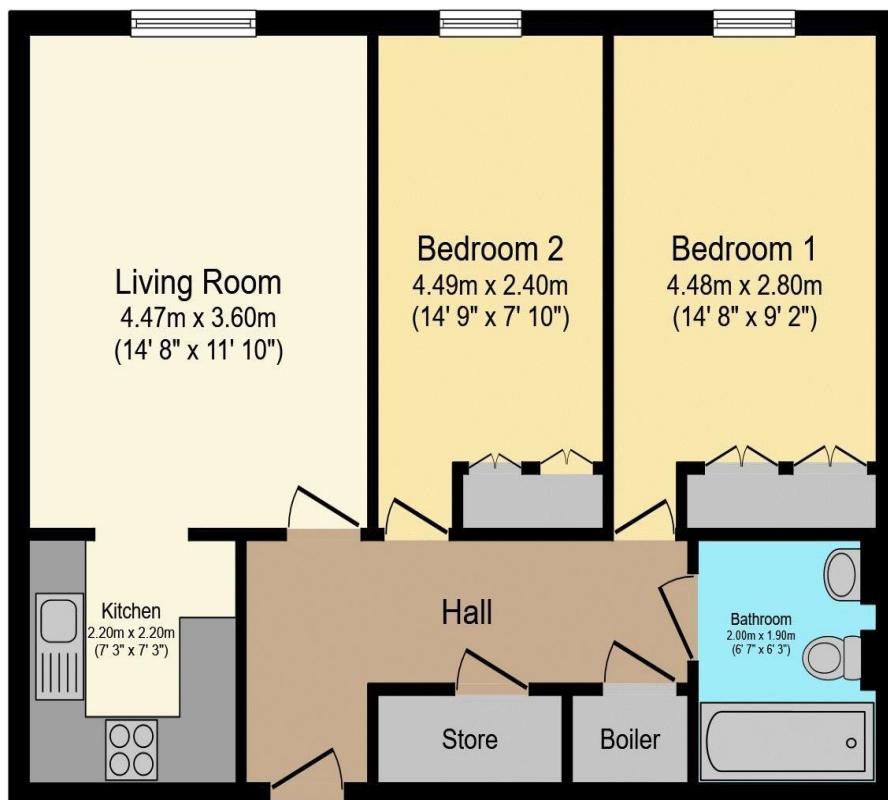
**For more details or to make an appointment to view, please contact  
Charlotte Harvey MNAEA**



01425 632257



charlotte.harvey@retirementhomeseach.co.uk

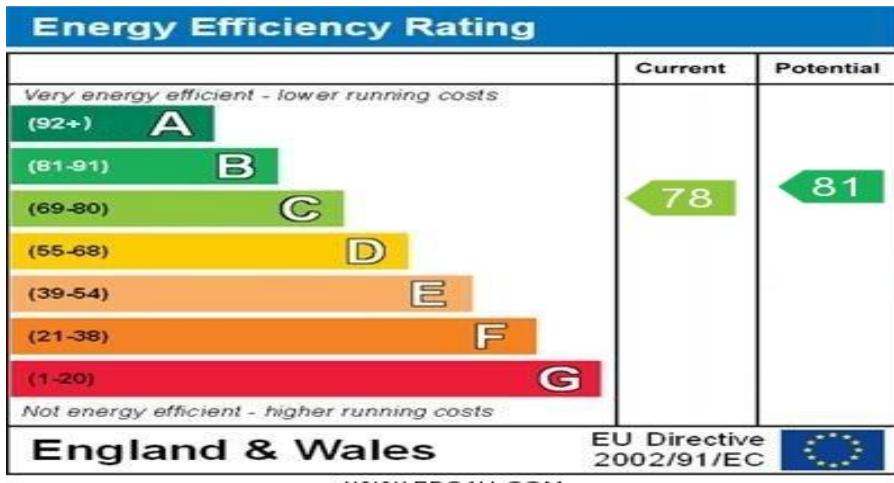


## Ground Floor

Total floor area 60.9 m<sup>2</sup> (656 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Powered by [www.focalagent.com](http://www.focalagent.com)



For Financial Year Ending:

**31/08/2025**

**Annual Ground Rent:**

**£579.89**

**Ground Rent Period Review:**

**Next Uplift 2033**

**Annual Service Charge:**

**£5,962.36**

**Council Tax Band:**

**D**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Retirement Homeseach, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: [enquiries@retirementhomeseach.co.uk](mailto:enquiries@retirementhomeseach.co.uk)

Retirement Homeseach Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.