



## Flat 8, Graham Court Graham Road, Malvern, WR14 2HX

**£210,000**

Welcome to this delightful two-bedroom, first-floor flat situated in the heart of Great Malvern. This beautifully presented property boasts stunning views and is perfectly positioned for those looking to immerse themselves in the charm of this picturesque town.

The flat is conveniently located close to Malvern theatre, local amenities and two train stations.

Great Malvern offers a unique blend of natural beauty, cultural attractions, and excellent transport links. Residents can enjoy leisurely strolls along the scenic River Severn, explore the historic Great Malvern Priory, or take advantage of the town's renowned spa heritage.

Contact us today to arrange a viewing and make this charming flat your dream home.

### **Entrance Hall**

Carpet, 2 pendent ceiling lights, double glazed window to side aspect, double panelled radiator, storage.

### **Living Room 12' x 13'11 (3.66m x 4.24m)**

Carpet, double panelled radiator, pendent ceiling light, patio door onto balcony, fireplace, double glazed window to side aspect.

### **Kitchen 7'9 x 9'9 (2.36m x 2.97m)**

Range of eye level units, range of ground level units, boiler, vinyl floor, wash hand basin, double glazed window to rear aspect, double oven, space for fridge/freezer, gas hobs, pendent ceiling light, single panelled radiator, space for dishwasher.

### **Bedroom One 13'11 x 9'7 (4.24m x 2.92m)**

Carpet, pendent ceiling light, double glazed window to side and rear aspect, single panelled radiator.

### **Bedroom Two 7'8 x 10'9 (2.34m x 3.28m)**

Carpet, double glazed window to rear aspect, pendent ceiling light, single panelled radiator.

### **Bathroom**

Carpet, standing wash hand basin, low flush WC, bath, single panelled radiator, shaving light, vanity mirror, pendent ceiling light.

### **Council Tax Band**

We understand that this property is council tax band C.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

### **Disclosure**

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

### **Money Laundering Regulations**

Should a purchaser(s) have an offer accepted on a

property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

### **Leasehold**

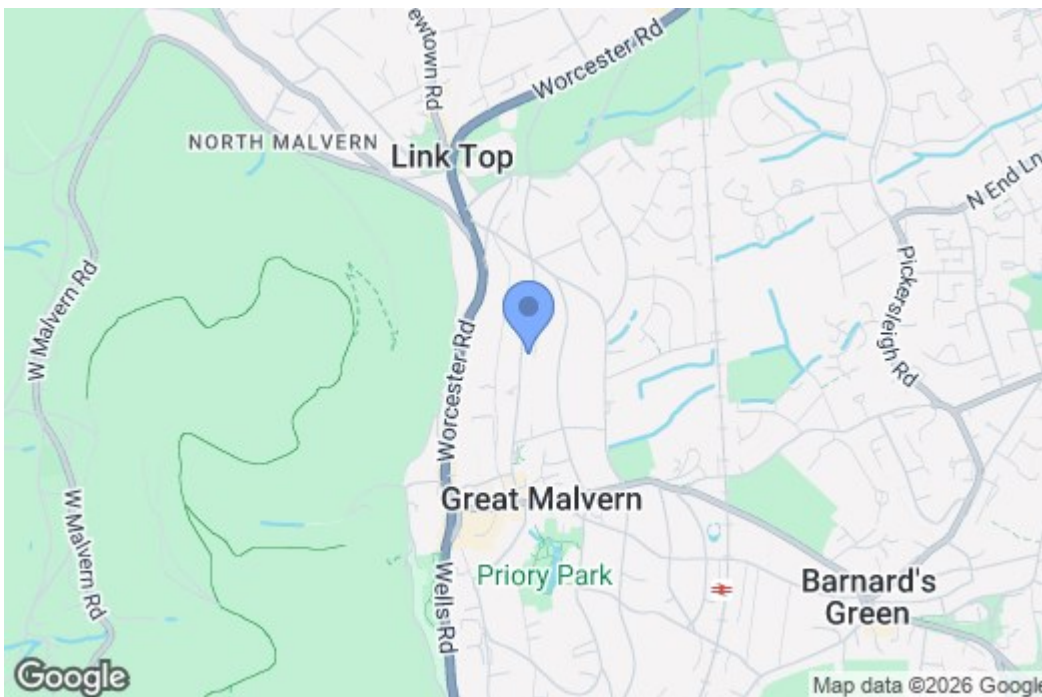
Our client advises us that the property is Leasehold on a recently extended 999 year Lease commencing in 2026. We understand that there is peppercorn ground rent with an annual maintenance charge of £2266.76 Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

## Floor Plan

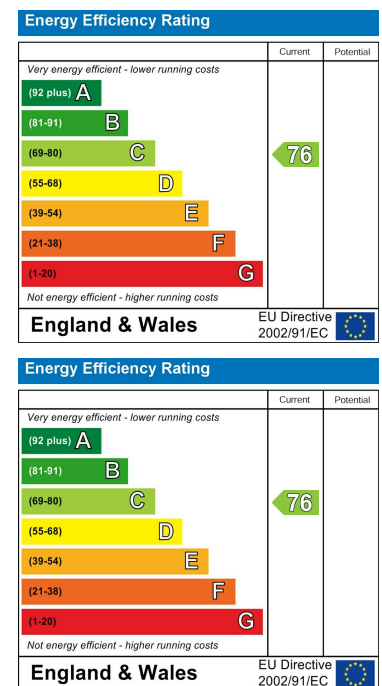


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

## Area Map



## Energy Efficiency Graph



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.

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