



Apartment 4 Mythe Court 2 College Road Great Malvern, WR14 3DD

Located within one of the prestigious areas of Great Malvern, with easy access to all the amenities, cafes, shops and Theatre. Malvern College and Great Malvern Railway Station is also within walking distance. This two bedroom top floor apartment has the most splendid roof top views and the accommodation in brief comprises, Communal Entrance, Reception hall, Living Room, Kitchen Breakfast Room, two double Bedrooms, the master with en-suite Bathroom and a further Bathroom. Set amidst well maintained communal gardens with allocated parking, this apartment is Offered for sale with no onward chain.

Guide Price £280,000

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Communal Entrance Hall

Steps up to the covered entrance, with door opening to the Communal Entrance Hall serving just two Apartments. Communal under stairs storage cupboard and stairs rising to the first and second floors. Apartment 4 is located on the second floor.

Reception Hall

A spacious "L Shaped" Reception Hall with doors to all rooms, access to loft space via hatch, radiator and wall mounted consumer unit. Single glazed sash window to the front aspect. Telephone Intercom

Living Room

16'7" x 14'9" (5.06m x 4.50m)

A light and airy large room with dual aspect secondary glazed windows to the front and sides aspects boasting splendid views towards the Severn Valley. Two radiators, fireplace with Adam style surround and mantle over. Access to loft space and door to:-

Kitchen Breakfast Room

11'5" x 8'6" (3.50m x 2.60m)

Re-fitted with a range of eye and base level storage units with ceramic sink unit with mixer tap and working surfaces. Space and plumbing for a washing machine, door to the Airing cupboard housing hot water tank, slatted shelving for storage and electric boiler. Window to the rear aspect with fantastic views towards the Malvern Hills.

Bedroom One

19'1" x 13'2" (5.83m x 4.02m)

Spacious double Bedroom with secondary glazed window to the front aspect with views across the Severn Valley. Two radiators, built in double wardrobe with hanging rail and further built in storage cupboard. Door to the En-Suite Bathroom.

En-Suite Bathroom

7'7" x 8'6" (2.32m x 2.6m)

Refitted with a white suite comprising low flush WC and pedestal wash hand basin with tiled splashback. Wall mounted shaver/light point and vanity mirror above. Panelled bath with electric shower over and contemporary grey driftwood effect ceramic tiling. Radiator and window to the side aspect and space and plumbing for a washing machine.

Bedroom Two

10'7" x 8'8" (3.23m x 2.66m)

Steps down to Bedroom Two, window to the rear aspect with views to the Malvern Hills, radiator.

Bathroom

Fitted with a coloured suite comprising low flush WC, panelled bath

and pedestal wash hand basin with vanity mirror and shaver point. Radiator and single glazed window to the front aspect.

Outside

Approached from College road via a tarmac driveway, Mythe Court has well tended communal gardens which are to the front of the building. The driveway leads to the allocated parking space which is to the front of the main house.

To the rear of the building steps lead up to the Communal Entrance door for Apartments 3 and 4.

Council Tax Band

We understand that this property is council tax band B.

This information may have been obtained via 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.

Leasehold

Our client advises us that the property is Leasehold on a 99 year Lease commencing on 01/01/1992. We understand that there is an annual maintenance charge of £2054.52 Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

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



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.

