Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411

101c Highcroft Graham Road, Great Malvern, WR14 2JW

£280,000

A well-presented first floor apartment in a tucked away location, being a short walk along Graham Road to Great Malvern's excellent shopping, leisure and transport facilities.

The property offers pleasantly designed and much improved accommodation with high ceilings in a characterful building. The sash cord windows have recently been refurbished and the combination boiler was installed 5 years ago. The accommodation comprises a reception hall, refitted bathroom, dining room with two large built in storage cupboards, open plan to a refitted kitchen with built in appliances and a south facing window seat. There is a lounge with a log burner, two bedrooms, the master with large built in wardrobes. The property is offered with a share of the freehold and maintenance charges are paid on an 'as and when' basis. Offered with no onward chain, an internal viewing of this beautifully maintained home is recommended.

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External stairs lead to half opaque glass door with fan light over to:

RECEPTION HALL
With panelled walls, Amtico herringbone wood effect flooring, velux skylight, central heating thermostat, traditional style radiator. Doors to:

BATHROOM
With front aspect sash windows, P shaped bath with shower boarding, rainfall and adjustable head showers, concealed cistern WC, wide 'Utopia' wash basin with deep storage drawer below, mirrored cupboard with internal lighting and shaving socket within, alcove shelving, heated towel rail, underfloor heating, tiled floor, extractor fan.

Half glazed door to:

OPEN PLAN DINING ROOM TO KITCHEN

DINING AREA
With space saving radiator, access to loft, coved ceiling and ceiling rose, motion sensor lighting, Karndean flooring. Doors to two bedrooms. Doors to built-in storage cupboard with shelving and light, second built-in cupboard with further fitted shelving and light. Open to:-

KITCHEN AREA
With breakfast bar, fitted cupboards and drawers including built in wine fridge, fitted Rangemaster electric cooker with induction hob and extractor hood, integrated washing machine and dishwasher, curved Belfast sink with mixer tap, cupboard housing Worcester gas central heating boiler. Deep window seat with view of Hills and storage under.
Door to lounge.

LOUNGE
Dual aspect South and East facing windows with aspect over trees and gardens and view of the Hills, fireplace with log burner and timber mantle over, double radiator, coved ceiling and ceiling rose.

BEDROOM ONE
Side/East facing aspect sash window, double radiator under, built-in wardrobes with cupboards over to one wall.

BEDROOM TWO
Side/East facing aspect sash window with radiator under.

OUTSIDE
Half share of carport with parking space to fore.

ADDITIONAL INFORMATION
The property has a 999 year lease from 2013 and has a share of the freehold. The maintenance is paid for on an 'as and when' basis. Pets are allowed.

DIRECTIONS
From the Allan Morris office on Worcester Road proceed down the hill turning left onto Church Street. At the traffic lights, turn left onto Graham Road. Continue along for some distance and turn left onto Moorlands Road and just after Moorlands Court is a gravelled drive. Go up here and parking is available on the left hand side in front of the car port.

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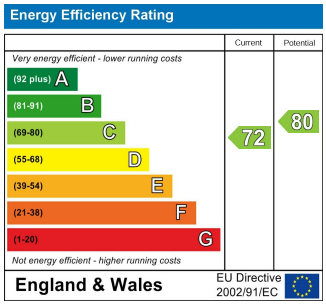
TENURE: We understand the property to be Leasehold with a 1/5 share of the Freehold. This information should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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