Allan Morris
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7 Nether Grange 33 Albert Road North, Great Malvern, WR14 2TP Price £280,000

A spacious, purpose-built ground floor apartment in Great Malvern with the added benefit of a garage. In brief, the accomodation comprises: Hallway, Guest WC, Inner Hall, Dining Kitchen, Living Room, Three Bedrooms (one currently used as a study), Shower Room, En Bloc Garage, Parking and Communal Gardens. The apartment has a recently upgraded boiler. There are views across the garden up to the Hills . Offered in a NO CHAIN situation, we highly recommend early viewing to appreciate everything this home on offer.

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MAYFAIR OFFICE GROUP

7 Nether Grange, 33 Albert Road North, Great Malvern, WR14 2TP

ENTRANCE
Approached through communal entrance hall with entry system to main front door opening into:

HALLWAY
With radiator, coat hooks, light, fuse board, shelving and door to:

GUEST WC
Close coupled WC, shelving, radiator.

INNER HALLWAY
Radiator, telephone point, power points and doors radiating off.

DINING KITCHEN 15'5" x 9'6" (4.72 x 2.9)
With front and side aspect double glazed windows, with frontal views over the garden to the Malvern Hills. Matching range of wall and base units, glass fronted display cupboards, integral indesit washing machine, inset stainless steel sink unit, carousel unit, Bosch tumble dryer, ample space for table and chairs, fitted electric oven, hob and cooker hood, radiator.

LIVING ROOM 15'5" x 12'1" (4.7 x 3.69)
Front and side aspect, double glazed windows, again with view to the Hills, radiator, power points, television point.

BEDROOM THREE/STUDY 13'6" x 8'3" (4.13 x 2.52)
Side facing double glazed window, range of fitted cupboards with hanging rails and shelving, power points, radiator.

BEDROOM ONE 11'11" x 12'0" (3.65 x 3.66)
A good sized double bedroom, rear facing double glazed window, radiator, power points.

BEDROOM TWO 9'3" x 9'6" (2.84 x 2.92)
Rear facing double glazed window, radiator, built-in wardrobe and power points.

SHOWER ROOM 8'0" x 6'0" (2.44 x 1.83)
Side facing double glazed window, large shower cubicle, close coupled WC, radiator and towel rail, pedestal wash basin.

LEASE DETAILS
There are 147 years remaining on the lease which was created in November 2012. Ground rent is £50 per annum. The service charge is £165 pcm (£1980 pa).

DIRECTIONS
From our office in Great Malvern, go down Church Street, through the traffic lights. Take the left hand turning into Albert Road North. Nether Grange Flats will be found on the right hand side after the turning to Sling Lane.

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Approximate total area(1)

80.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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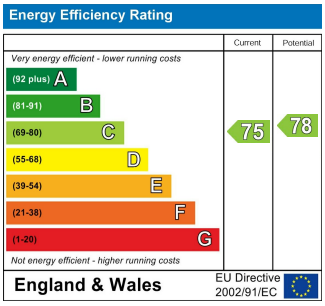
EPC



Material Information Report

TENURE: We understand the property to be LEASEHOLD but this point 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 may be available by separate arrangement but carpets, light fittings and curtains are included.

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

ENERGY PERFORMANCE RATINGS: Current: C75 Potential C78

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270

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