Allan Morris
estate agents

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

2 Avon House 112a Graham Road, Great Malvern, WR14 2HX **£300,000**

A spacious two double bedroomed ground floor apartment with garage and parking for sale with no onward chain, within easy reach of all the facilities of Great Malvern including the Theatre, Waitrose and mainline railway station. The accommodation comprises: spacious hall with storage cupboards, dual aspect lounge diner, breakfast kitchen with appliances, main bedroom with fitted furniture and appliances, second double bedroom and bathroom. Further benefits include; gas fired central heating, double glazing, single garage and storage spaces accessible internally. Communal gardens are at the rear and serve both Avon House and Brunswick house and there is visitor parking. Long lease with a share of the freehold. No onward chain.

www.allan-morris.co.uk
malvern@allan-morris.co.uk

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OFFICE GROUP

2 Avon House, 112a Graham Road, Great Malvern, WR14 2HX

GREAT MALVERN LOCATION

Perfect for those seeking an independent lifestyle, Avon House is positioned in one of Great Malvern's most prestigious and convenient locations. Positioned just a short, level stroll from the heart of the Great Malvern town centre, there is easy access to a wonderful array of independent shops, cafes, the renowned Malvern Theatres, and the scenic Priory Park. This sought-after tree-lined avenue offers the ideal balance of peace and accessibility, with Great Malvern train station nearby providing direct links to Worcester, Birmingham, and London Paddington. Combining beautiful Victorian architecture with flat, highly walkable surroundings, Graham Road ensures everything you need for an active Malvern life is right on your doorstep.

COMMUNAL HALL

Accessed via an obscure glass and door with secure entry, personal door to entrance hall, stairs down to two secure doors to the garaging.

PERSONAL HALL

Accessed via a secure door from the communal hallway, ceiling light point with ceiling rose, ornate coving, smoke alarm, secure phone entry system, large built-in coats cupboard with hanging rail, shelving and light, large built-in storage cupboard with shelving and light, two radiators, doors to:

LOUNGE DINER

Duel aspect with front and side aspect double glazed windows, ceiling light point with ornate coving, feature fire surround with marble back and hearth and wall light over, radiator.

BREAKFAST KITCHEN

Front aspect double glazed window, ceiling light point, fitted kitchen comprising of a matching range of light wood units under a light coloured worktop with one and a half bowl single drainer sink unit, integral gas hob, integral stainless steel double oven, integral fridge, integral freezer, space and plumbing for washing machine, space for further appliance, wall mounted Worcester gas fired boiler, large built-in laundry cupboard, radiator.

BEDROOM ONE

Rear aspect double glazed window, ceiling light point, wide range of fitted bedroom furniture to include: two double wardrobes, dressing table and storage cupboards over, radiator, door to:

ENSUITE
Side aspect obscure glass double glazed window, ceiling light point, re-fitted white suite comprising of a large walking shower cubicle with Triton shower, wash hand basin with mixer tap over, lit mirror, shaver socket to side and storage cupboards below, hidden system push flush WC, heated chrome towel rail, wall mounted mirrored medicine cabinet, part tiled walls

BEDROOM TWO
Rear aspect double glazed window, ceiling light point, radiator.

MAIN BATHROOM
Side aspect obscure glass double glazed window, ceiling light point, white suite comprising of a panel bath, pedestal wash hand basin with wall lights over and shaver socket to side, WC, wall mounted mirrored medicine cabinet, radiator.

GARAGE
Accessed internally via a staircase from the ground floor or via an up and over style door from the communal driveway is a single garage space with lighting, space for one vehicle, additional storage space to side, secure doors from the garage lead to doors and stairs which lead to the ground floor and personal door to the apartment, so it is possible to access the garage and storage without going outside.

COMMUNAL GARDENS
The main door to Avon House is accessed via a pedestrian gated pathway from Graham Road. A driveway sitting to the side of Avon House leads past the property to the parking space and access to the garage to the rear. The communal garden includes level lawns, mature flowers and shrub beds and places to sit and enjoy the gardens.

DIRECTIONS
From the Allan Morris office in Great Malvern proceed down Church Street and turn left onto Graham Road. Avon House can be found on the right hand side after 0.4 mile. To arrange a viewing or with any queries please contact us on 01684 561411 or email malvern@allan-morris.co.uk

What Three Words - riches.loads.owls

LEASE DETAILS
Annual Service Charge is £1800, payable to Avon and Brunswick House Management Co Ltd, payable monthly. Purchasers would become a shareholder in the company which owns the freehold for Avon and Brunswick House. There are 963 years remaining on the lease.
No Ground Rent is payable.

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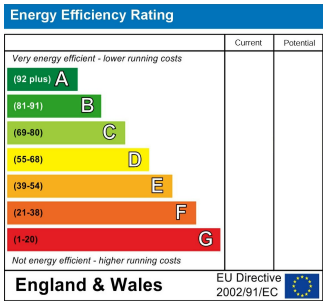
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, 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: E

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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