Allan Morris
estate agents

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

Flat 3 Springbank 86 Graham Road, Great Malvern, WR14 2HX

£300,000

A spacious ground floor, three bedroom, two bathroom apartment with garage to rear, in need of some updating, for sale with no onward chain. The accommodation which extends to over 1000 square feet comprises: communal entrance hall, personal entrance hall with storage, large lounge diner, breakfast kitchen, main bedroom with fitted wardrobes and ensuite full bathroom, two further bedrooms, main shower room. Further benefits include; high ceilings and tall windows, central heating, garage & additional communal parking, communal gardens. The property will be sold with the benefit of a new lease, and is for sale with no onward chain. Viewing a must to appreciate the size, location and potential of apartment on offer.

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MAYFAIR OFFICE GROUP

Flat 3 Springbank, 86 Graham Road, Great Malvern, WR14 2HX

COMMUNAL ENTRANCE HALL
Accessed via a secure main door, with a remote unlocking from the apartment. Personal front door to:

PERSONAL ENTRANCE HALL
Accessed via a secure entry phone, two ceiling light points, built-in double coats cupboard, built-in airing cupboard with hot water cylinder and slatted shelving, doors to:

LOUNGE/DINER 17'11" x 14'11" (5.48m x 4.55m)
Rear aspect sash window with views over the gardens to the Severn Valley beyond, ceiling light point with ceiling rose, coving, feature wooden fire surround with marble effect back and hearth, two wall light points, radiator, glazed door to:

BREAKFAST/KITCHEN 13'7" recess to 11'7" (4.16m recess to 3.55m)
Rear aspect sash window with period wooden shutters to side, ceiling light point, fitted kitchen comprising of a range of floor and wall mounted units under a stone effect work top, stainless steel single drainer sink unit, integral stainless steel gas hob with oven below and stainless steel extractor over, space and plumbing for washing machine, spacer for tall fridge freezer, space for further appliance, space for breakfast table, wall mounted gas boiler, radiator.

MAIN BEDROOM 14'1" max into bay x 14'1" (4.31m max into bay x 4.31m)
Front aspect, sash bay window, with views over the gardens to the Severn Valley beyond, ceiling light point, coving, range of built-in wardrobes, radiator, door to:

ENSUITE 8'2" x 6'3" (2.49m x 1.92m)
Side aspect sash window, ceiling light point, white suite comprising: panel bath with Triton shower over, pedestal wash hand basin with shaver socket to side, push flush WC, tile effect floor, radiator.

BEDROOM TWO 14'10" max into bay x 9'9" (4.54m max into bay x 2.98m)
Front aspect sash window with fitted shutters to sash, ceiling light point, fitted double wardrobe, radiator.

BEDROOM THREE 9'5" x 7'10" (2.88m x 2.40m)
Rear aspect sash windows, ceiling light point, radiator.

BATHROOM 8'5" max x 4'9" (2.57m max x 1.45m)
Ceiling light point, extractor, white suite comprising: corner shower cubicle with Triton shower, pedestal wash hand basin with shaver socket to side, push flush WC.

DIRECTIONS

From the Allan Morris office in Great Malvern proceed down Church Street and continue down to the traffic light crossroads. Turn left into Graham Road and the property can be found on the right hand side of the road, after a short distance as indicated by the Allan Morris 'For Sale' board. For more details or to arrange a viewing, please call our Malvern office on 01684 561411 or email malvern@allan-morris.co.uk

LEASEHOLD INFORMATION

The current lease for the property is of 52 years. The property will be sold with a new lease in place at the owner's expense. Service charge £100 pcm

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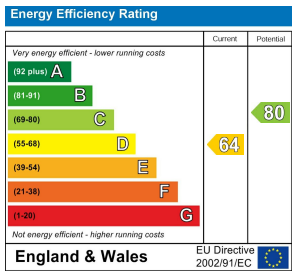
Ground Floor

Approx. 105.7 sq. metres (1137.6 sq. feet)

Total area: approx. 105.7 sq. metres (1137.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, 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: D

ENERGY PERFORMANCE RATINGS: Current: D64 Potential: C80

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

(ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
(iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
(iv) Rents quoted in these particulars may be subject to VAT in addition, and
(v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

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