



**Graham Court Graham Road, Great Malvern, WR14 2HX**

**£310,000**

A garden apartment in a very central location close to the amenities of Great Malvern with garage and communal parking. The building has a lift and this ground floor apartment has patio doors onto a private terrace ideal for pots and a table and chairs. Briefly comprising:- hallway with coats and storage cupboards, cloakroom, dual aspect sitting room with patio doors to garden, fitted breakfast kitchen, three bedrooms, large bathroom with bath and shower, outside terrace area and wider communal gardens. Benefiting from double glazing, gas central heating. There is an en-bloc garage to the rear and extra parking spaces. The property has a long lease with a 1/12 share of the freehold. This is a very well presented and ideally positioned apartment, close all the facilities of Great Malvern, viewing recommended.

The property can be sold with no onward chain.



# 3, Graham Court, Graham Road, Great Malvern, WR14 2HX

## SITUATION

Graham Court is located in a prime residential street situated close to the fantastic amenities of Great Malvern offering a wide variety of independent shops, supermarket, famous Malvern Theatre complex - further amenities are available in the City of Worcester, which can be accessed via the excellent bus network or via Great Malvern railway station also offering direct links to Hereford, Birmingham and London.

## ENTRANCE HALL

Radiator, built in storage cupboard, additional built in storage with shelving, doors to all rooms.

## SITTING ROOM 15'3" x 11'10" (4.67m x 3.63m)

Double glazed windows to side aspect, coal effect gas fire with surround and mantle, sliding patio door opening to private patio area and communal gardens, radiator.

## BREAKFAST KITCHEN 12'11" x 9'3" (3.96m x 2.84m)

Tiled floor, radiator and double glazed window to front aspect, range of base and eye level units with work surface over, one and a half bowl sink with drainer, four ring electric hob with extractor over and AEG oven below, integrated fridge, integrated freezer, integrated washing machine and integrated dishwasher.

## WC

Tiled floor, radiator and double glazed window to side aspect with obscured glass, coving, tiled splashback, low level WC and vanity wash hand basin.

## BEDROOM ONE 13'3" x 10'0" (4.05m x 3.07m)

Double glazed window to rear aspect, radiator, built in wardrobes and built in storage cupboard with shelves.

## BEDROOM TWO 11'5" x 9'4" (3.48m x 2.87m)

Double glazed window to front aspect, radiator.

## BEDROOM THREE 9'3" x 7'8" (2.83m x 2.36m)

Double glazed window to front aspect, radiator.

## BATHROOM 7'11" x 7'3" (2.43m x 2.21m)

Double glazed window to rear aspect with obscured glass, tiled floor, two wall mounted lights and radiator, heated towel rail, low level WC, vanity wash hand basin, panel bath with tiled splash back and shower cubicle with Mira electric shower.

## OUTSIDE

The apartment benefits from a private patio area at the rear outside the sitting room patio doors. From the patio there is access to the communal garden which is laid to lawn with mature planting and shrub borders, steps lead down to the en-bloc garage and parking.



## DIRECTIONS

From the centre of Great Malvern proceed down Church Street and continue down to the traffic light controlled crossroads. Turn left into Graham Road and the property can be found on the right hand side of the road, as indicated by the Agent's For Sale board. For more details or to arrange a viewing, please call our Malvern office on 01684 561411.

## LEASE DETAILS

The property has renewed lease of 999 years from 1/1/2018. The service charge is currently £2,266.75 per year.

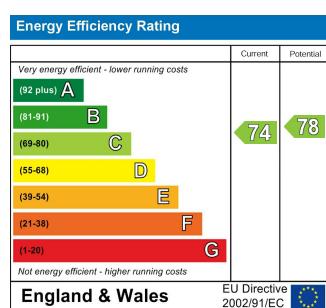
All 12 residents have an equal share in Graham Court Ltd, the management company that owns the freehold of the property and manages the property maintenance. The service charge covers the cost of the maintenance of the communal areas and gardens, external lighting and the lift in the building, as well as the buildings insurance.





## EPC

## Material Information Report



**TENURE:** We understand the property to be Leasehold with a share of the Freehold. This information point should be confirmed by your solicitor. Service charge set for 1/07/24 at £2,266.75. The Lease 999 years from 2018. The apartment holds a 1/12 interest in the Freehold of the building owned by Graham Court (Malvern) Limited.

**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: D

**ENERGY PERFORMANCE RATINGS:** Current: C74 Potential: C78

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