



## **3 Granta Court 73 Graham Road, Malvern, WR14 2HX**

### **£925 Per Calendar Month**

Granta Court is well placed for access to Great Malvern and Malvern Link railway stations and the amenities of the town. Offering splendid views to both front and rear elevations, this neat first-floor apartment comprises reception hall, living room, kitchen, bathroom and two bedrooms with the benefits of double glazing, underfloor heating throughout, use of the communal garden and one parking space.

Available from September 2025, not suitable for children or pets, unfortunately.

### **Communal Entrance**

Intercom entry provides access into the Communal Entrance Hall. Apartment 3 is located on the First Floor.

### **Reception Hall**

The Entrance door leads into the Reception Hall with doors to all rooms, airing cupboard with lagged tank and water storage tank and further cloaks storage cupboard.

### **Living Room 13'11" x 17'0" (4.26 x 5.20)**

Double glazed window to front elevation with fitted blinds and lovely views over the Severn Valley.

### **Kitchen 13'8" x 6'10" (4.19 x 2.10)**

Fitted with a range of white base and eyelevel units with work surfaces, one and a half bowl sink unit with mixer tap and tiled splash back. Electric oven with extractor hood above, space for fridge/ freezer, plumbing for washing machine and space for tumble dryer along with a further undercounter under counter space. Tile effect flooring, double glazed window to side.

### **Bathroom**

The Bathroom is fitted with a white suite comprising panelled bath with Mira shower over, pedestal wash and basin and low-level WC. Part tiling to walls, heated towel rail, mirror fronted cabinet and obscure double glazed window to side.

### **Bedroom One 13'8" x 9'3" (4.17 x 2.84)**

Fitted with wardrobes and double glazed window to rear with a view to the Malvern Hills.

### **Bedroom Two 10'6" x 7'11" (3.21 x 2.42)**

Double glazed window to side.

### **Outside**

#### **Council Tax Band**

We understand that this property is council tax band B.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

#### **Services**

Please note that any services, heating systems or appliances have not been tested prior to marketing

and therefore no warranty can be given or implied as to their working order.

### **Tenancy Managed**

This Tenancy will be managed by Denny & Salmond on behalf of the landlord.

The tenancy agreement will be set up on an initial 6 months period.

Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned reference decision (including any guarantors), correct Right-to-Rent documents and a tenant signed Assured Shorthold Tenancy Agreement.

Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

### **Disclaimer**

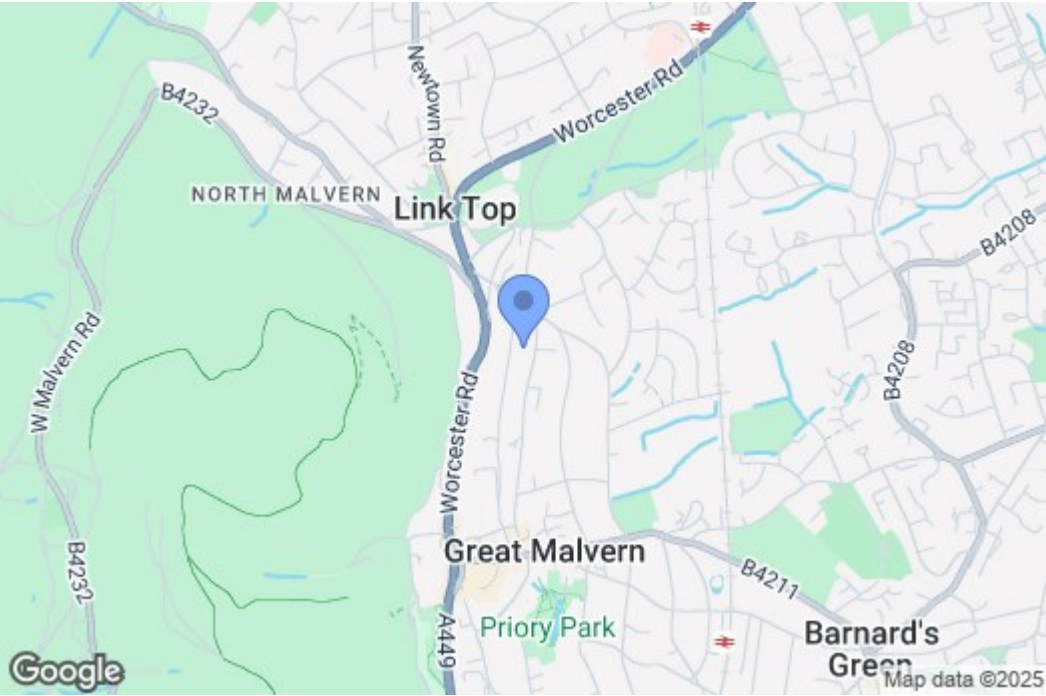
Photographs of this property were taken prior to the current tenant's occupation.

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

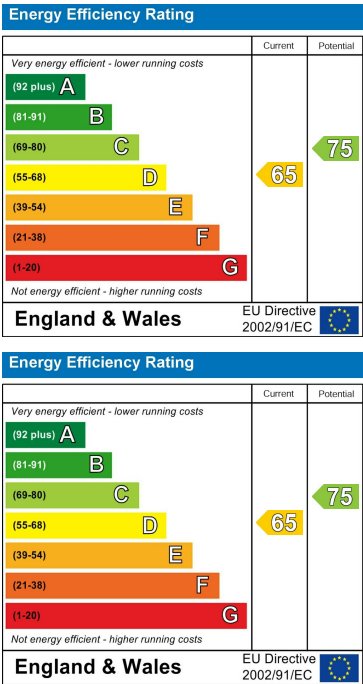
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

