



2 Brunswick House Graham Road, Malvern, WR14 2HX

£395,000

A splendid ground floor apartment located in the centre of Great Malvern, within a short level walk of facilities including Malvern Theatres and cinema, Waitrose supermarket, the library, leisure centre with pool and gym, and a wide range of shops, pubs and restaurants. The high quality apartment offers spacious accommodation with high ceilings, comprising:- large reception hall with personal front door, open plan sitting room with French doors to private terrace, breakfast kitchen, bay windowed master bedroom and refitted shower room, second double bedroom, WC and a study. Outside there is private garden to the front, large rear terrace for outside dining, a garage and additional communal gardens. The property further benefits from central heating and double glazing. A high specification apartment in the most convenient location, which must be viewed to be appreciated.



2 Brunswick House, Graham Road, Malvern, Worcestershire, WR14 2HX

ENTRANCE

Porch over front door, opens to:

RECEPTION HALLWAY 28'10" x 6'2" (8.80m x 1.89m)

Built in storage cupboards, radiator, wall light points, doors to:

LIVING ROOM 17'10" x 14'0" (5.46m x 4.29m)

Lovely light and spacious reception room with uPVC full height windows and double doors open to the balcony, side facing uPVC window with shutters, feature fireplace, television point, door to:

KITCHEN 14'5" x 9'7" (4.40m x 2.93m)

Dual aspect with a front and side facing uPVC window with fitted shutters, range of fitted contemporary style kitchen units, inset ceramic sink and drainer unit, electric induction hob with extractor over, integrated fridge freezer, plumbing for washing machine and tumble dryer, integrated electric oven, wood effect floor, radiator, three light points, cupboard housing Worcester gas boiler.

BEDROOM ONE 13'2" x 13'2" max (4.03m x 4.02m max)

Front facing uPVC bay window, fitted wooden shutters, radiator.

BATHROOM 8'2" x 6'4" (2.50m x 1.95m)

Side facing obscure uPVC window, large walk in shower cubicle, wash basin, low level WC, decorative tiled floor, part tiled walls, underfloor heating, radiator.

BEDROOM TWO 10'7" x 13'8" (3.23m x 4.17m)

Side facing obscure uPVC window, large built in storage cupboards/wardrobes, radiator, wall light points, door to:

WC

Low level WC, wash basin, tiled walls, extractor fan.

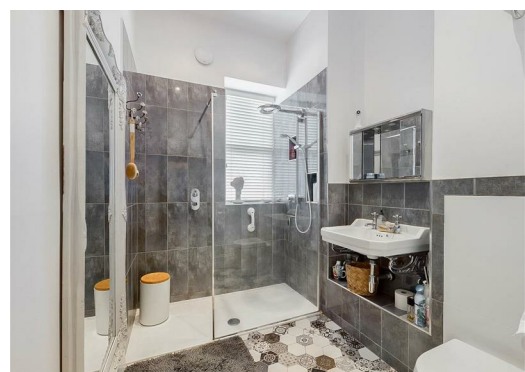
STUDY 7'0" x 5'6" (2.14m x 1.70m)

Rear facing uPVC window, radiator, bookshelves and desktop, door to communal inner hallway and internal communal staircase leading down to garden and parking.

OUTSIDE

To the front of the property is private garden solely for the use of Apartment 2. Mainly gravelled for ease of maintenance with inset shrubs and small trees and wisteria around the front door.

The garage is the second one from the left with an up and over door and power and light.



ADDITIONAL INFORMATION

TENURE: We understand the property to be Leasehold with a 1/8 share of the freehold with a 967 year lease remaining and a current service charge of £150 pcm. This information 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

ENERGY PERFORMANCE RATINGS: Current: D62 Potential: C79

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

DIRECTIONS

From the Allan Morris office proceed down Church Street to the traffic lights and turn left onto Graham Road. Go on past the Library on the right and the property can be found a short distance further on, on the right hand side, just before the turning for Albert Road North.

ASKING PRICE

£395,000





TENURE: We understand the property to be Leasehold with a one eighth share of the freehold, with a 999 year lease and a current service charge of £150 pcm. This information point should be confirmed by your solicitor.

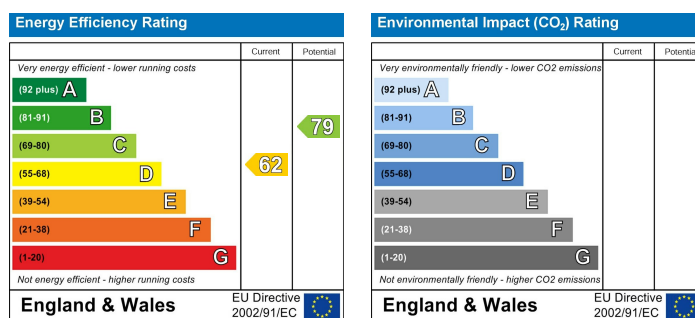
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