



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

£299,000

A second floor apartment in a purpose built building with a lift, located in a very central location, close to the amenities of Great Malvern and and with a garage at the rear.

The apartment has a balcony from the lounge at the rear with an easterly view towards the village of Madresfield. Briefly comprising:- reception hall with built in storage cupboards, cloakroom, dual aspect lounge with balcony, fitted breakfast kitchen with built in appliances, three bedrooms including two doubles and a single/dining room, bedroom one having built in wardrobes, large refitted shower room. Benefitting from double glazing, gas central heating from a boiler installed in August 2023. 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.



# 12, Graham Court, Graham Road, Malvern, WR14 2HX

Solid door opens to:

## RECEPTION HALL

With double doors to built in storage cupboard with hanging and shelving, radiator with fretwork surround, hatch to loft, door to linen cupboard with shelving and electric heater, central heating thermostat, entry telephone.

## DINING ROOM / BEDROOM THREE

Front aspect double glazed window, radiator under, coved ceiling.

## BEDROOM TWO

Front aspect double glazed window, radiator under, coved ceiling.

## BEDROOM ONE

Rear aspect double glazed window, radiator under, coved ceiling, built in double wardrobe with hanging and shelving, separate built in shelved cupboard.

## SHOWER ROOM

Rear aspect opaque double glazed window, large easy access shower with glass screen, Mira electric shower, hand rail and tiled walls, WC, wash basin with cupboard under, tiled floor, radiator.

## LOUNGE

Rear aspect double glazed doors to balcony with aspect over rear garden and view over Severn Valley towards the church at Madresfield, side aspect double glazed window, radiator with fretwork surround, television aerial lead, ornate coving and ceiling rose.

## BREAKFAST KITCHEN

Front aspect double glazed window with view of North Hill, tiled floor, radiator with fretwork surround, coved ceiling. Kitchen units to eye and base level including glass fronted, internally lit display cupboards. Ample work space includes one and a half bowl single drainer sink unit, integrated induction hob with AEG double oven under and extractor over. Built in appliances include dishwasher, washer dryer, fridge and freezer. Cupboard housing Glow Worm gas central heating boiler, installed in August 2023.

## WC

With side aspect opaque double glazed window, WC, wash basin with cupboard under, tiled floor, radiator.



## OUTSIDE

There are well maintained, communal gardens and an enbloc garage, (Number 2).

## LEASE INFORMATION

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 general maintenance of the communal areas and gardens, external lighting and the lift in the building, as well as the buildings insurance.

## 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, opposite the Cotford Hotel. For more details or to arrange a viewing, please call our Malvern office on 01684 561411.





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

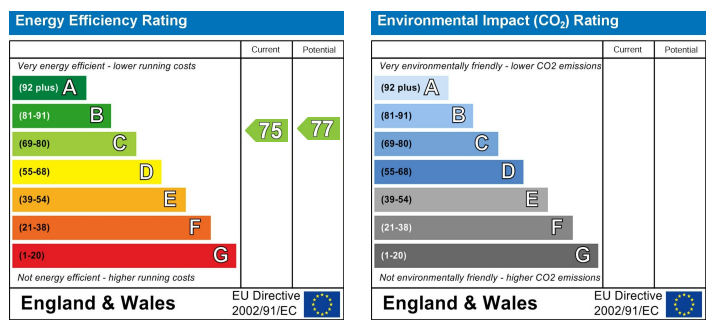
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**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: C75 Potential: C77

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



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