



Apartment 5 Springfield Lodge 52 Graham Road, Malvern, WR14 2HU

£275,000

An immaculately presented and maintained top floor apartment in this period building in Central Malvern. In brief, the accommodation comprises: own front door with storage cupboard and stairs leading to the landing with storage cupboard and airing cupboard, living/dining room, fitted kitchen, two double bedrooms, bathroom, parking space. The communal areas are also beautifully maintained and there are distant views from the back of the building and views up to the Hills to the front. We highly recommend booking to see this property which is offered with NO ONWARD CHAIN.



Apartment 5 Springfield Lodge, 52 Graham Road, Malvern, Worcestershire, WR14 2HU

ENTRANCE

Wrought Iron gate leads to the pathway to the communal front door opening into porch with inset coconut matting and side windows and further door into communal hall. Take the stairs to the first floor. The front door to apartment 5 is labelled 'Dorabella' and opens into the:

HALLWAY

Front facing double glazed obscure windows, radiator, door to built-in storage cupboard with shelving and stairs to:

LANDING

Walk-in cupboard housing fuse board, further built-in cupboard housing the Ideal gas central heating boiler, doors to:

LIVING/DINING ROOM 23'3" x 12'9" (7.1m x 3.9m)

With triple aspect double glazed windows offering lovely views both up to the Hills and over the Severn Valley, stone fireplace with coal effect electric fire, two radiators, lovely beam work, twin ceiling light fittings and doorway to:

KITCHEN 6'9" x 8'2" (2.07m x 2.5m)

Fully fitted with granite worktops, range of matching wall and base units, inset gas hob with cooker hood over, built-in electric double oven and grill, integral slim line dishwasher, washing machine and fridge freezer, matching wall and base units, under unit lighting, front facing double glazed window looking up to the Hills, ceiling light fitting.

BEDROOM TWO 13'5" x 11'3" (4.1m x 3.45m)

Rear facing double glazed window with good views to the Severn Valley, radiator, ceiling light, exposed beams.

BATHROOM 6'8" x 6'2" (2.05m x 1.9m)

White suite comprising: panelled bath with shower over, glazed screen, pedestal hand basin with mirror and shaver point over, close coupled WC, tiled shelving, further mirror and extraction unit.

BEDROOM ONE 13'2" x 12'1" (4.03m x 3.7m)

Front facing double glazed window with views up to the Hills, radiator, ceiling light and exposed beams.



LEASE DETAILS

The Lease is 125 years from 17th January 2006 (when the refurbishment took place). There is no ground rent as the leaseholder owns 1/13 of the Freehold. Annual Service Charge is £1971. 84, payable to Springfield Gardens Management.

NO PETS ARE ALLOWED

NO HOLIDAY LETS OR AIR B&B

PARKING

There is one allocated parking space at the rear, which is clearly marked on the driveway.

EXTERNAL

There is a small communal garden between Springfield Lodge and Springfield House. People do sit on the bench and read etc with the hills as a backdrop. It is accessible from the driveway.

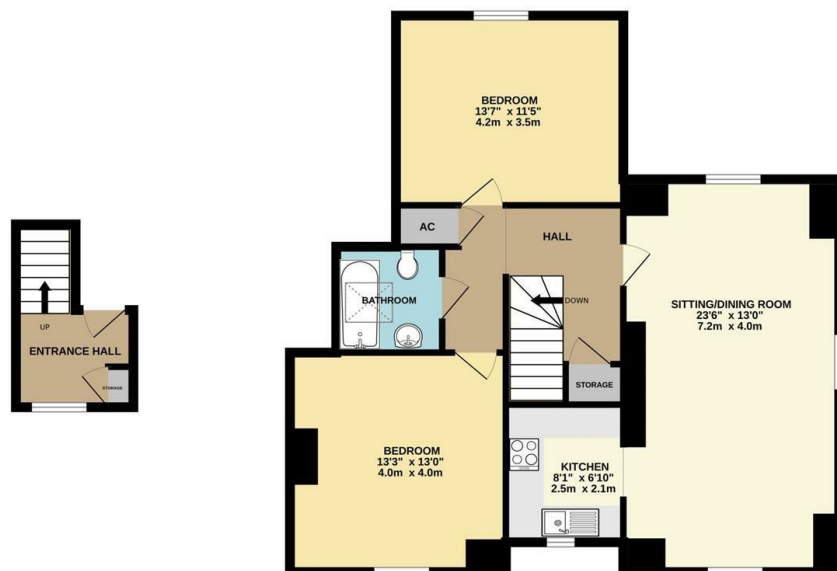
DIRECTIONS

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 our For Sale Board. For more details or to arrange a viewing, please call our Malvern office on 01684 561411.



GROUND FLOOR
60 sq ft. (5.6 sq.m.) approx.

1ST FLOOR
825 sq ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq ft. (82.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: We understand the property to be leasehold with 1/13 share of the Freehold 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. Carpets and curtains will remain at the property but other items are available by separate arrangement

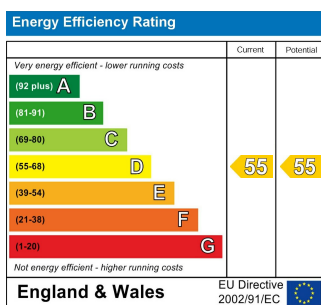
SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

ENERGY PERFORMANCE RATINGS: Current: D55 Potential: D55

EPC

Material Information Report



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