



Flat 1, 138 Graham Road, Great Malvern, WR14 2JW

£250,000

A DUPLEX APARTMENT IN THE CENTRE OF GREAT MALVERN WITH THREE BEDROOMS AND A VIEW OF THE HILLS FROM THE FRONT.

The property is approached at ground floor level and has its own private entrance. Briefly comprising:- reception hall with understairs cupboard, large lounge /diner, kitchen , cloakroom, first floor with three bedrooms including two doubles and a single with built in wardrobes, family bathroom, integral single garage, communal gardens.



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ENTRANCE

Multi paned door to:

HALLWAY

With radiator, door to understairs cupboard, stairs to first floor. Doors to:

LOUNGE/DINER 19'11" x 16'7" (6.08m x 5.06m)

Front and side aspect double glazed windows, three double radiators, television aerial points, telephone point, view of the North Hill.

KITCHEN 9'9" x 10'2" (2.99m x 3.11m)

Side and rear aspect double glazed windows, radiator, wall mounted Worcester boiler, gas cooker point, eye and base level units with single drainer sink unit, space for fridge freezer, plumbing for washing machine, telephone point.

CLOAKROOM

Rear aspect double glazed window, WC, wash basin with mixer tap, radiator, tiled floor.

FIRST FLOOR LANDING

With built-in cupboard with shelving, access to loft space, radiator. Doors to:

BEDROOM ONE 11'8" x 16'6" (3.57m x 5.04m)

Front and side aspect double glazed windows, view of North Hill, two radiators, telephone point, television aerial point.

BEDROOM TWO 9'8" x 10'2" (2.97m x 3.11m)

Rear and side aspect double glazed windows, radiator, television aerial point.

BEDROOM THREE 5'7" x 10'3" (1.71m x 3.13m)

Side aspect double glazed window, radiator, television aerial point, fitted wardrobes to one wall with hanging and shelving.

BATHROOM 6'2" x 5'10" (1.88m x 1.78m)

Rear aspect double glazed window, shower enclosure with thermostatic shower, WC, pedestal wash basin, heated towel rail, tiled floor, extractor fan.

OUTSIDE

Communal gardens to front with path to front of the building. Drive to the garaging, views of North Hill. Integral garage at the rear of the building with outside tap and electric.

DIRECTIONS

From the Allan Morris office on Worcester Road proceed down the hill turning left onto Church Street. At the traffic lights, turn left onto Graham Road. Continue along for some distance and the property can be found on the right hand side. parking is available on the road for viewing or at the rear of the building.

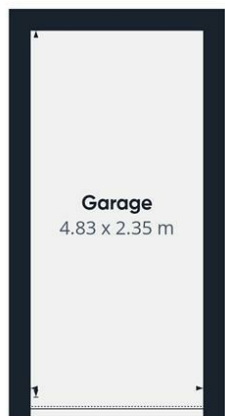
FURTHER INFORMATION

The property is leasehold with a 1/3 share of the freehold.



The length of lease is 999 years from 1974. The maintenance is paid for on an as and when basis.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾98 m²

Reduced headroom

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

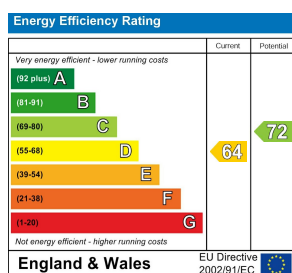
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC

Material Information Report



TENURE: We understand the property to be Leasehold with a one third 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. 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: D64 Potential: C72

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