

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL CARED FOR GROUND FLOOR FLAT SITUATED IN A POPULAR LOCATION WITHIN WALKING DISTANCE OF GREAT MALVERN OFFERING TWO DOUBLE BEDROOMS, DIRECT ACCESS AND USE OF COMMUNAL GARDENS, ALLOCATED PARKING AND GARAGE. NO ONWARD CHAIN. EPC 'C'**

## Spring Bank - Guide Price £210,000

Flat 10, Spring Bank, 86 Graham Road, Malvern, Worcestershire, WR14 2HX



# Flat 10, Spring Bank

## Location & Description

Flat 10 Springbank is located in a desirable and much sought after residential location giving easy access to the amenities of Great Malvern. This historic Victorian town is set within the backdrop of the Malvern Hills and offers a wide range of independent shops, Waitrose supermarket, eateries and Post Office. Further and more extensive facilities are available either in the City of Worcester or the retail park in Townsend Way where a number of High Street shops including Boots, Next, Marks & Spencer and Halfords have outlets.

Transport facilities are excellent with a regular bus service that runs along Graham Road to neighbouring areas. There are two mainline railways at Great Malvern and Malvern Link offering direct links to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 8 of the M5 motorway is positioned just outside Worcester providing routes to The Midlands and SouthWest.

## Property Description

Flat 10, Spring Bank is a well cared for ground floor flat benefits from gas central heating and double glazing along with direct access to the communal gardens.

The building is set back from the road behind a lawned foregarden with pathway leading to the communal front door opening to the communal hall. The communal hall has timed lighting. To the back of the communal hall is the front door to the flat.

## Vestibule

Carpet, light. Door opening to

## Entrance Hall

Ceiling light fitting, radiator telephone point and wall mounted Honeywell thermostat. Intercom telephone. Airing cupboard with slatted shelves and housing lagged hot water cylinder with time controls and programmer. Doors opening to all rooms

## Living Room 4.47m (14ft 5in) x 3.72m (12ft)

Carpet, ceiling light fitting, two wall mounted lights, radiator and telephone point. TV point. Living flame electric fire on a marble effect hearth with pine surround. Double glazed patio doors opening to communal garden. Open to

## Dining Room 3.33m (10ft 9in) x 2.53m (8ft 2in)

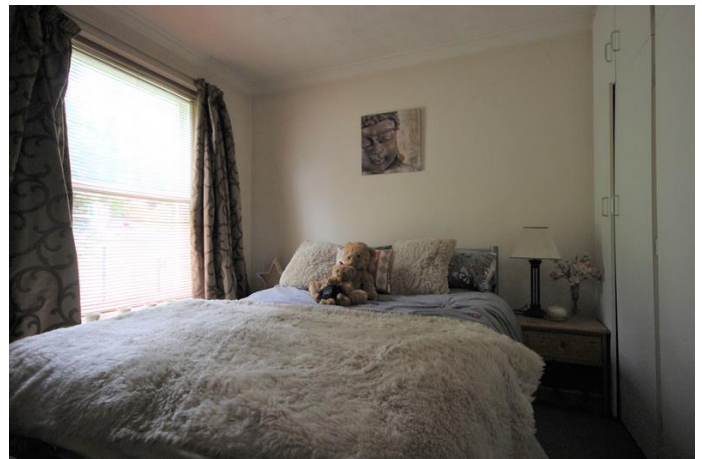
Carpet, ceiling light fitting, radiator and dual aspect double glazed windows to front and side aspects

## Kitchen 3.30m (10ft 8in) x 2.22m (7ft 2in)

Vinyl floor, partially tiled walls, double glazed window to rear aspect and radiator. Range of base and eye level units with worksurface over. Stainless sink with drainer and mixer tap. Space for an electric cooker, space and plumbing for a washing machine. Thorn wall mounted boiler

## Bedroom 1 4.03m (13ft) x 3.30m (10ft 8in)

Carpet, ceiling light fitting, double glazed window to front aspect and radiator. Telephone point. Built in wardrobes



**Bedroom 2 3.35m (10ft 10in) x 3.20m (10ft 4in)**

Carpet, ceiling light fitting, double glazed window to front aspect and radiator. Built in wardrobes

**Bathroom**

Ceiling light fitting, radiator, extractor and wall mounted Dimplex heater. Low level WC, pedestal wash hand basin with tiled surround. Panelled bath with tiled surround and Triton T80 shower unit

**Outside**

The communal gardens are laid to lawn with shrub and plant borders.

There is an allocated parking space and leads to the

**Garage**

With up and over door

## Directions

From the agent's offices in Great Malvern proceed down Church Street and turn left at the traffic lights into Graham Road. Flat 10 Springbank will be found on the right hand side opposite the Cotford Hotel as indicated by the agents For Sale board.



## Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal verification) that the property is Leasehold. The property is held on a 90 year lease from 2020. The ground rent is £60pa and the annual service charge is £1390.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

## Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is C (71).



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