



A CHARACTER GARDEN APARTMENT LOCATED IN GREAT MALVERN ENJOYING FAR REACHING VIEWS TOWARDS THE SEVERN VALLEY WITH CONVENIENT ACCESS TO SHOPS AND PUBLIC TRANSPORT. SPACIOUS ENTRANCE HALL, TWO BEDROOMS, BATHROOM WITH SHOWER OVER BATH, OPEN PLAN LIVING ROOM AND KITCHEN WITH OVEN AND HOB. GAS CENTRAL HEATING AND PRIVATE PATIO AREA WITH ACCESS TO COMMUNAL GARDEN. AVAILABLE NOW.

DEPOSIT - £1153.84. NO PETS. COUNCIL TAX BAND A.

ENERGY RATING D, CONTACT MALVERN OFFICE.

# £1,000.00 Per Month

The Garden Flat, 28 Worcester Road, Malvern, Worcestershire, WR14 4QW

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## 28 Worcester Road, Malvern

A character garden apartment located in Great Malvern enjoying far reaching views towards the Severn valley with convenient access to shops and public transport. The accommodation comprises: Spacious entrance hall, two bedrooms, bathroom with shower over bath, open plan living room and kitchen with oven and hob. Gas central heating and private patio area with access to communal garden. Available Now

Deposit - £1153.84

NO PETS, COUNCIL TAX BAND A,  
ENERGY RATING D, CONTACT MALVERN OFFICE

### Directions

From our Malvern office, cross over the road and the property is to the left.

JG VIEWINGS

TENANT FIND ONLY

UNFURNISHED

AVAILABLE NOW

### Viewing

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

### Council Tax

COUNCIL TAX BAND "A"

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 D (67).

### General

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchases/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.



**Malvern Office**  
**01684 892809**

**13 Worcester Road, WR14 4QY**  
**malvern@johngoodwin.co.uk**

#### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.