

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



TOP FLOOR 2 BEDROOM APARTMENT LOCATED IN THE TOWN CENTRE OF GREAT MALVERN. OFFERED TO LET UNFURNISHED AND COMPRISES:- ENTRANCE HALL LEADING TO OPEN PLAN LIVING ROOM AND FULLY FITTED KITCHEN WITH APPLIANCES, SHOWER ROOM WITH THERMOSTATIC SHOWER, MASTER BEDROOM AND SINGLE BEDROOM, ELECTRIC HEATING.

DEPOSIT - £980.76 NO PETS OR CHILDREN, ENERGY RATING B,COUNCIL BAND TBC, CONTACT MALVERN OFFICE.

## £850.00 Per Month

Flat 3, 6-8 Graham Road, Malvern, Worcestershire, WR14 2HN

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## 6-8 Graham Road, Malvern

Top floor 2 bedroom apartment located in the town centre of Great Malvern. Offered to let unfurnished and comprises:- entrance hall leading to open plan living room and fully fitted kitchen with appliances, shower room with thermostatic shower, master bedroom and single bedroom, Electric heating.

Deposit - £980.76

NO PETS OR CHILDREN, ENERGY RATING B,  
COUNCIL BAND TBC, CONTACT MALVERN OFFICE.

### Directions

From our Malvern office, head south on Worcester Road towards Belle Vue Terrace. Turn left onto Edith Walk follow the road down past wilkos and at the traffic lights turn right onto Graham Road where you will find the property on the left hand side above Kate Modern Art Shop.

JG MANAGED

JG VIEWINGS

AVAILABLE MID JUNE 2025

### Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809 option 2

### Council Tax

Council Tax Band to be continued

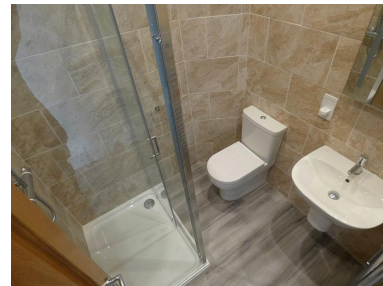
### EPC

The EPC rating for this property is B (82).

### 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 formally 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**  
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**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.