

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SPACIOUS FIRST FLOOR APARTMENT SET IN THE SOUGHT AFTER LOCATION OF GREAT MALVERN WITHIN WALKING DISTANCE OF MALVERN TOWN AND MALVERN LINK AND PUBLIC TRANSPORT. THIS ACCOMMODATION IS BEING OFFERED UNFURNISHED. OUTSIDE THERE ARE MAINTAINED COMMUNAL GARDENS AND USE OF A SHED. ALLOCATED CAR PARKING SPACE FRONT OF THE PROPERTY. WATER RATES PAYABLE TO LANDLORD. AVAILABLE END OF OCTOBER.

DEPOSIT - £1125.00. NO PETS, COUNCIL TAX BAND B, ENERGY RATING C, CONTACT MALVERN OFFICE

## £975.00 Per Month

Flat 3, 89 Graham Road, Malvern, Worcestershire, WR14 2JW

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# 89 Graham Road, Malvern

A spacious first floor apartment set in the sought after location of Great Malvern within walking distance of Malvern town and Malvern Link and public transport. This accommodation is being offered unfurnished and is comprising: Private front door, reception room, breakfast kitchen with double oven and hob, spacious lounge with ornamental fireplace, split level staircase with storage on the landing, master bedroom with en suite shower, two additional double bedrooms, bathroom with shower over bath. Gas central heating. Outside there are maintained communal gardens and use of a shed. Allocated car parking space front of the property. Water rates payable to landlord. Available end of October.

Deposit - £1125.00.

NO PETS, COUNCIL TAX BAND B, ENERGY RATING C,

CONTACT MALVERN OFFICE

## Directions

From our Malvern office, head north on Worcester Road towards Queen's Drive, keep right to continue on Bank Street, turn right onto Zetland Road and a sharp left onto Graham Road. You will find the property on the left hand side.

JG VIEWINGS

JG MANAGED

UNFURNISHED

AVAILABLE END OCTOBER

## Viewing

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

## Council Tax

COUNCIL TAX BAND "B"

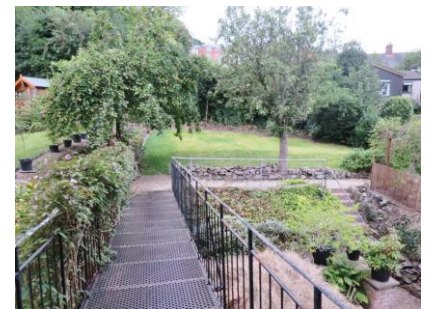
This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is C (70).

## General

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.



**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.

