



## 3 Granta Court 73 Graham Road

Malvern, WR14 2HX

Granta Court is located within walking distance of Great Malvern and all the amenities, including the Theatre, The Priory, cafes, shops, Waitrose and the Malvern Hills, to name but a few. Offering splendid views to both front and rear elevations, this well presented first-floor apartment comprises reception hall, living room, kitchen, bathroom and two bedrooms with the benefit of double glazing, underfloor heating throughout, the use of the communal garden and having one parking space. Offered for sale with no onward chain. This property would make an ideal buy to let investment or downsizing to be closer to Great Malvern. EPC Rating D

**Guide Price £190,000**

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## Communal Entrance

Intercom entry provides access into the Communal Entrance Hall. Apartment 3 is located on the First Floor.

## Reception Hall

The Entrance door leads into the Reception Hall with doors to all rooms, door to the Airing Cupboard with lagged tank and a further storage cupboard.

## Living Room

17'0" x 14'1" (5.2m x 4.3m)

Large double glazed full height windows with fitted blinds to the front aspect, providing far reaching views over Graham Road and to the Severn Valley beyond. Two ceiling light points, floor mounted living flame effect fire with marble hearth and space for table and chairs. Under floor heating.

## Kitchen

13'9" x 6'10" (4.2m x 2.1m)

Fitted with a range of white base and eye level units with working surfaces, one and a half bowl sink unit with mixer tap and tiled splash back. Electric oven with extractor hood above, space for fridge / freezer, plumbing for washing machine and space for further undercounter appliances. Tile effect flooring, double glazed window to side.

## Bedroom One

13'9" x 11'9" (4.2m x 3.6m)

Fitted with wardrobes and double glazed window to rear with a view to the Malvern Hills. Under floor heating.

## Bedroom Two

10'6" x 7'11" (3.21 x 2.42)

Double glazed window to the side aspect. Under floor heating.

## Bathroom

The Bathroom is fitted with a white suite comprising panelled bath with Mira shower over, pedestal wash and basin and low-level WC. Part tiling to walls, heated towel rail, mirror fronted cabinet and obscure double glazed window to side.

## Outside

Granta Court is accessed via a driveway from Graham Road which leads to the parking area and providing access to the garaging. Set amidst formal lawns to either side of the drive with mature flower and shrub beds to the edges. A path leads to either side of the building which wraps around to the communal entrance to the rear with entry phone system.

To the rear of the property is a further lawned garden with mature flower and shrub beds to the boundaries.

## Council Tax Band

We understand that this property is council tax band B.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## Disclaimer

Photographs of this property were taken prior to the current tenant's occupation.

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

## Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

## Leasehold

Our client advises us that the property is Leasehold on a 142 year Lease commencing on 2018. We understand that there is an annual service charge of 1365.00. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

