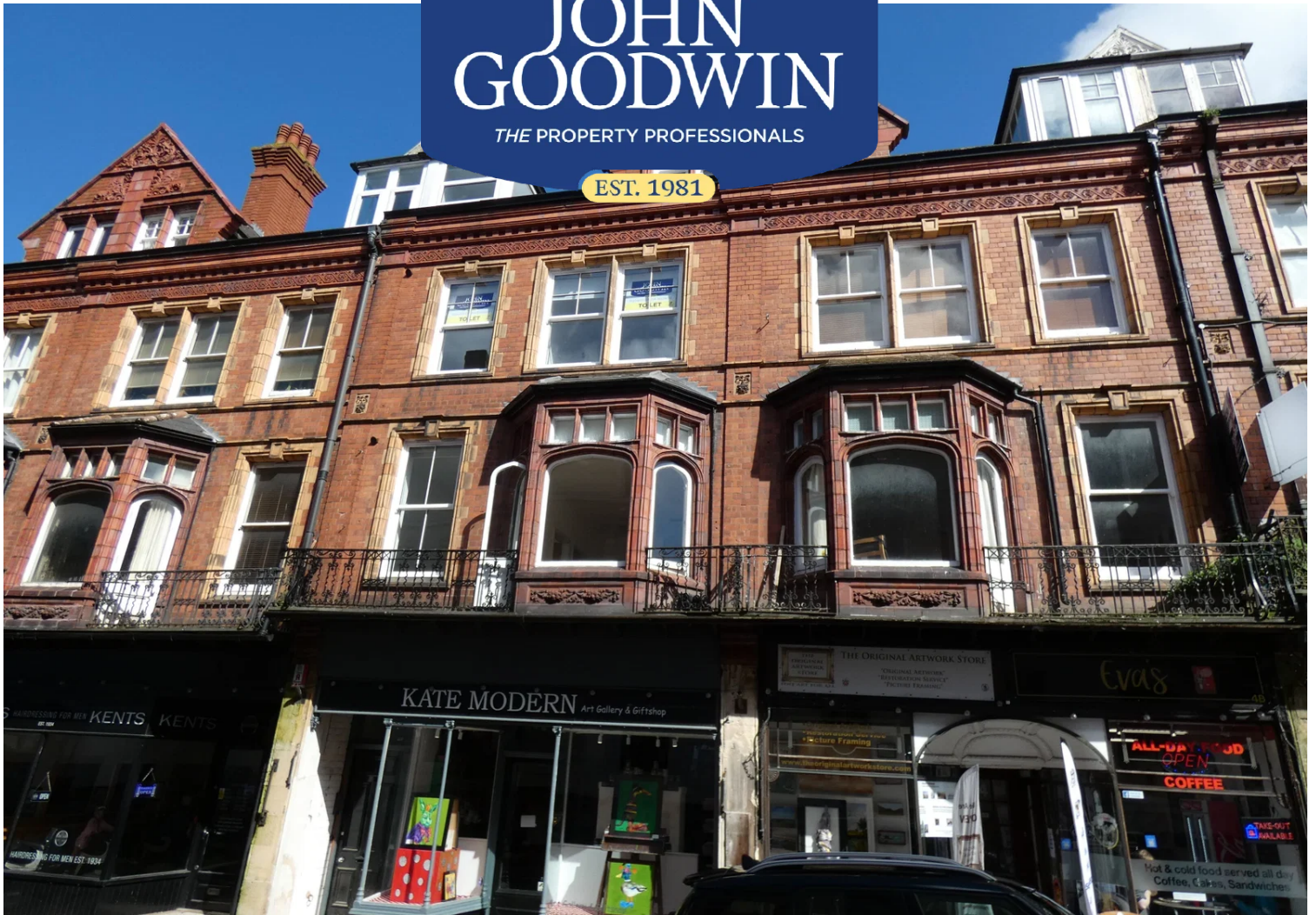


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## 6-8 Graham Road, Malvern, WR14 2HN

£850 pcm

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. Available end of July/August. EPC 'B'. Council Tax Band 'B'.

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**



01684 892809

Malvern Office  
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13 Worcester Road, Malvern, Worcestershire, WR14 4QY  
Offices also at Ledbury, Upton, Colwall, Colwall Office & London



**Deposit:** £980.76

### **Location**

The property is located in the sought after prime area of Great Malvern with close neighbours including Ask and Prezzo restaurants, W H Smith, HSBC and Barclays Bank, along with a number of independent businesses. Church Street has national multiples such as Boots, Fat Face, Thomas Cook Travel, Mountain Warehouse, Café Nero and Costa Coffee with Church Walk leading through to Wilkinsons and Waitrose. The famous Malvern Theatre and Cinema Complex is located in Grange Road, just off Church Street. The Malvern urban area has a population of approximately 40,000 with a thriving business community and two mainline railway stations running services on the Hereford to Paddington and Hereford to Birmingham railway lines. There is good access to the road network with the M5 and M50 motorway easily accessible.

### **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.

### **Council Tax**

Council Tax Band B






## Energy Performance Certificate

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

## Viewing

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

01684 892809 option 2 

## 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.