

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A BEAUTIFULLY SITUATED AND HIGHLY CONVENIENT THREE BEDROOM DUPLEX MAISONETTE OFFERING SPACIOUS AND VERSATILE ROOMS IN A PURPOSE BUILT BUILDING. ENERGY RATING "D". NO CHAIN

Apartment 2 - Guide Price £275,000

138 Graham Road, Malvern, WR14 2JW



Apartment 2 138 Graham Road

Location & Description

The property enjoys an extremely convenient position less than 15 minute walk from the centre of Great Malvern where there is a comprehensive range of amenities including, shops and banks, Waitrose supermarket, the renowned theatre and cinema complex, the splash leisure pool and gymnasium, Manor Park Tennis Club, many restaurants. It stands in a prime residential area only a short walk from Malvern Link common, Priory Gardens and from the network of paths and bridleways that criss-cross the Malvern Hills.

Transport communications are excellent with a mainline railway station in Great Malvern and Malvern Link offering direct links to Worcester, Birmingham, London, Hereford and South Wales. The area is served by an excellent bus network connecting the local areas.

Property Description

Flat 2, 138 Graham Road is a beautifully situated duplex maisonette located in a purpose built complex in a highly convenient location. The property is accessed via a shared driveway between a Malvern stone walled boundary and the driveway leads down the side of the property past planted beds to undercroft garages, one of which belongs to Flat 2. At the front of the building a pedestrian path leads from the driveway past the lawned communal gardens with planted beds and offering fine views to North Hill.

A communal storm porch is where the private front doors for all three apartments in this desirable block are situated. The obscure glazed wooden front door with sensored light point opens to the versatile and spacious accommodation, set over two floors and benefitting from gas central heating and double glazing.

The accommodation in more detail comprises:

Reception Hall

A welcoming space with parquet wooden floor. Ceiling light point, useful overstairs storage cupboard, radiator and doors to

Cloakroom

Fitted with a white low level WC, pedestal wash hand basin with mixer tap and tiled splashbacks. Radiator and ceiling light point.

Living Room 6.45m (20ft 10in) max x 4.99m (16ft 1in) max Being L shaped. A key selling point of this property is the dual aspect living space enjoying two double glazed windows to south aspect as well as a further double glazed window to rear. An open plan area divided into a sitting room and dining space. Three ceiling light points, radiators, wood parquet flooring flows throughout. Double glazed UPVC door opens to

Balcony

With wrought iron rail and giving private outdoor space.





Breakfast Kitchen 3.28m (10ft 7in) x 3.07m (9ft 11in)

Fitted with range of drawer and cupboard base units with roll edged work top over and matching wall units. Space and connection point for gas cooker as well as undercounter washing machine and full height fridge freezer. Set into the worktop and under a south facing double glazed window is a stainless steel sink with mixer tap and drainer. Further double glazed window to front and gives views to the Malvern Hills. Tiled splashbacks, ceiling light point, wall mounted boiler. Lower Ground Floor

Hallway

Ceiling light point, radiator, useful understairs storage cupboard, doors to

Bedroom 1 3.66m (11ft 10in) x 4.96m (16ft)

A dual aspect generous double bedroom with double glazed window to rear and side. Ceiling light point, radiator. Range of fitted wardrobes with hanging space and cupboards over.

Bedroom 2 2.68m (8ft 8in) x 2.97m (9ft 7in)

Double glazed window to side, ceiling light point, radiator.

Bedroom 3 3.07m (9ft 11in) x 2.97m (9ft 7in)

Double glazed window to side, ceiling light point, radiator, fitted wardrobe with hanging space and cupboard over.

Shower Room

Fitted with a modern white low level WC, pedestal wash hand basin with mixer, walk-in shower enclosure with thermostatically controlled shower over. Wall mounted chrome heated towel rail, tiled splashbacks in complimentary tiling, ceiling light point and wall mounted extractor fan.

Outside

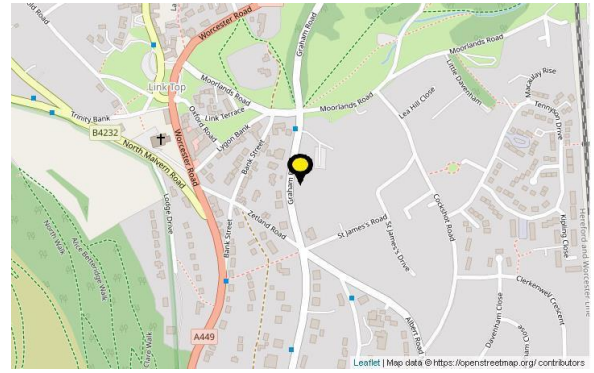
The property has use of the communal garden which wraps around the property to all sides. Mainly laid to lawn with shrub beds, enclosed by a wall and fenced perimeter. The shared driveway runs to the left of the property and opens to allow for residents parking and giving access to

Undercroft Garage

Up and over door to front.

Directions

From the traffic lights at the junction of Church Street and Graham Road follow Graham Road itself for approximately 0.5 miles after which the property can be found on the right hand side as indicated by the agent's for sale board.



Services

We have been advised that mains gas, electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal verification) that the property is Leasehold. The property is held on a 999 year lease from 24/6/74. The service charge is on a "when and if" basis. Apartment will own a 1/3 share of the freehold.

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.

Viewing

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

Council Tax

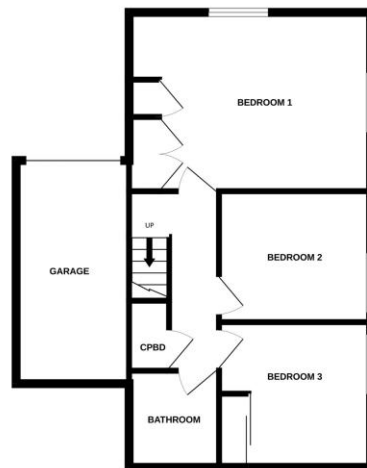
COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

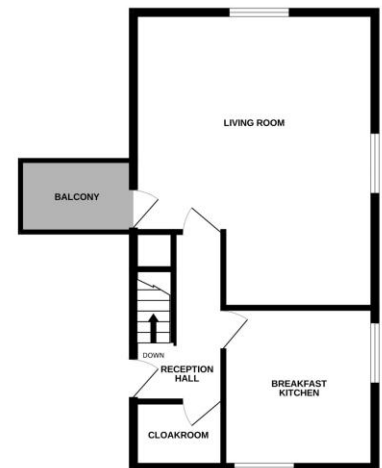
EPC

The EPC rating for this property is D (64).

LOWER GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



FLAT 2 138 GRAHAM ROAD
TOTAL FLOOR AREA: 1081 sq.ft. (100.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis 10/2013



Malvern Office
01684 892809

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

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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.
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