



Apartment 1, Brunswick House
112 Graham Road
Malvern
Worcestershire WR14 2HX

Philip Laney & Jolly

Apartment 1, Brunswick House, 112 Graham Road, Malvern, Worcestershire WR14 2HX

A spacious, well presented ground floor apartment located within a period building centrally situated for the amenities and shops of central Malvern and enjoys lovely views over the Severn Valley. The well presented accommodation briefly comprises: Communal Entrance Hall, Entrance Lobby, Entrance Hall to Apartment, Kitchen, Living/Dining Room, Two Bedrooms, One with Ensuite Bathroom, Shower Room, Gas Central Heating, Mostly Double Glazed, Attractive Private Walled Garden, Communal Gardens and Parking, Garage. This property is being offered for sale with no chain.

Door leading to

COMMUNAL ENTRANCE HALL

With door to Apartment 1.

ENTRANCE LOBBY

With window to side aspect, radiator under, door to

ENTRANCE HALL

With radiator, coved ceiling, two ceiling light points, entry phone, doors to storage cupboard. Further door to airing cupboard with shelving and radiator.

KITCHEN

14'3" x 7'8" (4.34m x 2.34m). Comprehensively fitted with a range of matching units including inset bowl and half sink with hot and cold mixer tap, base drawers and cupboards, worksurface over, tiled splashbacks, 4 ring gas hob, electric double oven, matching wall mounted storage cupboards and integrated extractor fan, space and plumbing for dishwasher, integrated washing machine, wall mounted Worcester combination boiler, integrated fridge and freezer, radiator, window to the side aspect.

LIVING/DINING ROOM

27'8" x 14'4" (8.43m x 4.37m). A spacious room with period style moulded fireplace housing a living flame gas fire with marble hearth, two radiators, window to the side

aspect, multi paned double opening doors with matching glazed side panels providing access to the gardens.

BEDROOM 1

13'6" x 11'8" (4.11m x 3.56m). Window to the side aspect, overlooking the walled garden, radiator under, built in wardrobes, door to

EN-SUITE BATHROOM

Fitted with a white suite consisting of a panelled bath, low level WC, bidet, twin wash hand basins set into vanity unit with cupboards under, tiled splashbacks, radiator, shaver point, two light points, window to the rear aspect.

BEDROOM 2

13'7" x 9'11" (4.14m x 3.02m). With glazed multi paned door leading to the walled garden, radiator.

SHOWER ROOM

Having a white suite consisting of a double shower cubicle with thermostatically controlled shower over, low level WC, twin wash hand basins set into vanity unit with storage under, two wall lights and ceiling light point, window to the side aspect, radiator, shaver point.

OUTSIDE

The immaculately maintained communal gardens are for the use of residents of both Avon and Brunswick Houses. The gardens consist of a lawned area with shrub borders containing a selection of herbaceous plants and shrubs as well as some well established trees. There is a small gravelled parking area for visitors to the side of the gardens and a garage with up and over door, having light and power connected.

A door from Bedroom 2 leads to an attractive walled garden having paved and gravelled seating areas, raised flower beds and a summerhouse with power connected. Access from the garden leads to a garden store and gates lead to Graham Road and the patio area. To the side of the apartment is a further area of garden having a shrub and flower border and access to a storage area.

SERVICES

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are free from defects or in working order.

TENURE

We understand (subject to legal verification) that the property is leasehold. The current monthly service charge is £130.00.

COUNCIL TAX BAND - E

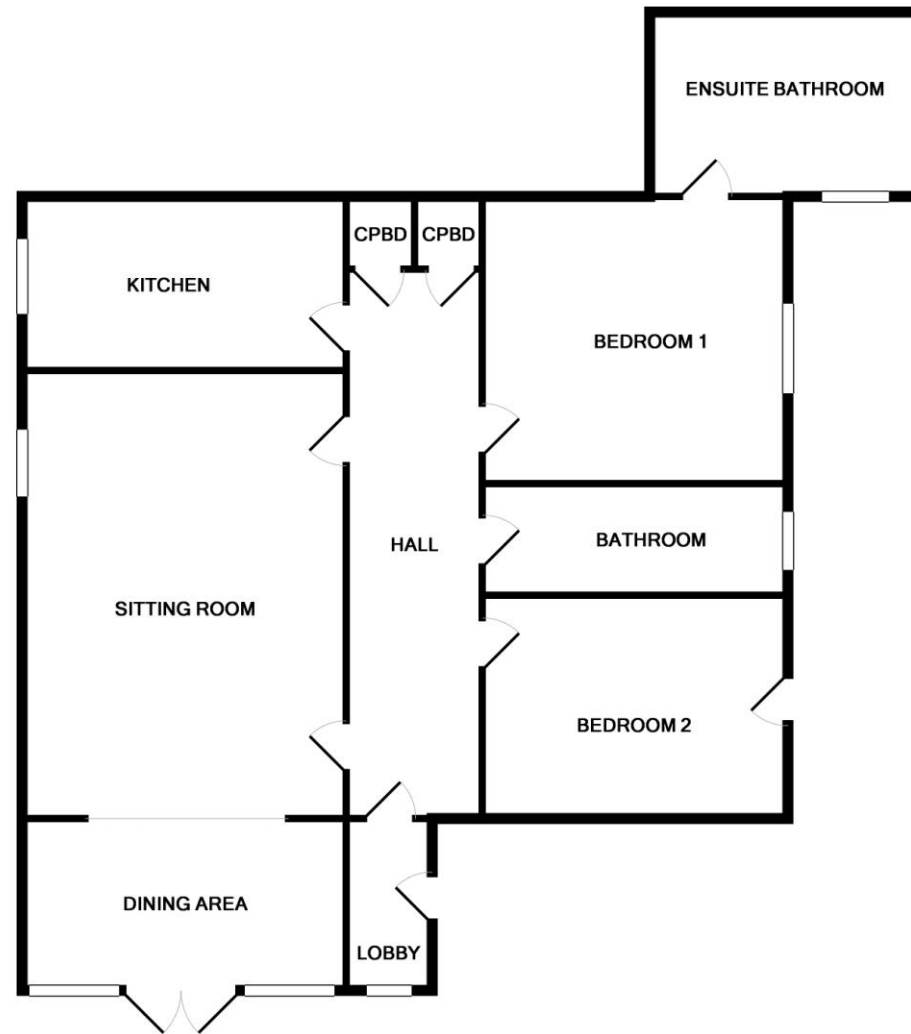
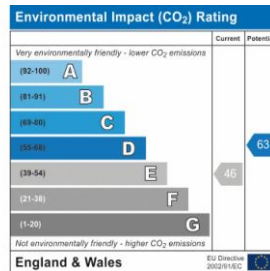
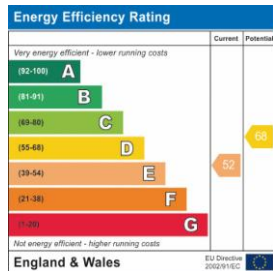
Purchasers are advised to confirm this with Malvern Hills District Council.

VIEWINGS

Strictly by appointment with the Agents. We are open from 9.00 to 5.30 Monday to Friday and 9.00 to 4.00 on Saturdays.

DIRECTIONS

From our office in Worcester Road proceed right and then left along Church Street. At the traffic lights turn left along Graham Road. Brunswick House can be found on the right hand side.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.
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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

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