

Philip Laney & Jolly



Flat 3, 68 Graham Road, Malvern, Worcestershire

- Ground Floor Apartment
- Entrance Hall, Living Room
- Bespoke Kitchen
- Double Bedroom, Bathroom
- Views to the rear aspect
- Convenient for Great Malvern

Price Guide: £102,950

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LOCATION/DESCRIPTION

A ground floor apartment situated within a Grade II listed building, offering light and airy accommodation with far reaching views to the rear. The property is conveniently located for access to Great Malvern Town Centre and offers accommodation comprising: Entrance Hall, Living Room, Kitchen, Bedroom, Bathroom and Parking.

ENTRANCE HALL

Leading into

LIVING ROOM

13'11" x 11'9" (4.24m x 3.58m). With windows on two aspects, radiator, cornicing and picture rail, door to inner hall with radiator and doors to

KITCHEN

9'3" x 6'0" (2.82m x 1.83m). Comprehensively fitted with a range of handmade units incorporating inset stainless steel sink with hot and cold mixer tap over, base cupboards with wooden work surfaces over, integrated Neff fridge and freezer, inset electric oven, 4 ring Neff gas hob, Neff extractor fan over, pantry cupboard and matching wall mounted storage cupboard, window to the rear aspect providing far reaching views.

BEDROOM

13'8" maximum x 8'0" (4.17m x 2.44m) With window to the rear aspect providing far reaching views, radiator, cornicing to high ceiling.

BATHROOM

Fitted with a white suite consisting of a low level WC, pedestal wash hand basin, panelled bath, tiled splash back and floor, wall mounted boiler, extractor fan and storage cupboard.

OUTSIDE

The property benefits from a parking space.

TENURE

We understand the property to be Leasehold with shared ownership of the Freehold. (subject to legal verification)

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.

SERVICES

Mains Electricity, Water and Drainage were laid on to the property and connected at the time of our inspection. We have not carried out any tests on the services, and cannot therefore confirm that they are free from defects or in working order.

DIRECTIONAL NOTE

From our office proceed right along Worcester Road and turn left down Church Street. At the traffic lights turn left into Graham Road. Proceed straight on at the traffic lights. The property can be found on the right hand side approximately 300 yards from the traffic lights as denoted by our For Sale board.

