



Denny &
Salmond

Mythe Court
College Road



Property Description

Located within one of the prestigious areas of Great Malvern, with easy access to all the amenities, cafes, shops and Theatre. Malvern College and Great Malvern Railway Station is also within walking distance. This two bedroom top floor apartment has the most splendid roof top views and the accommodation in brief comprises, Communal Entrance, Reception hall, Living Room, Kitchen Breakfast Room, two double Bedrooms, the master with en-suite Bathroom and a further Bathroom. Set amidst well maintained communal gardens with allocated parking, this apartment is Offered for sale with no onward chain.

Communal Entrance Hall

Steps up to the covered entrance, with door opening to the Communal Entrance Hall serving just two Apartments. Communal under stairs storage cupboard and stairs rising to the first and second floors. Apartment 4 is located on the second floor.

Reception Hall

A spacious "L Shaped" Reception Hall with doors to all rooms, access to loft space via hatch, radiator and wall mounted consumer unit. Single glazed sash window to the front aspect. Telephone Intercom

Living Room

16' 7" x 14' 9" (5.05m x 4.50m)
A light and airy large room with dual aspect secondary glazed windows to the front and sides aspects boasting splendid views towards the Severn Valley. Two radiators, fireplace with Adam style surround and mantle over. Access to loft space and door to:-

Breakfast Kitchen

11' 5" x 8' 6" (3.48m x 2.59m)
Re-fitted with a range of eye and base level storage units with ceramic sink unit with mixer tap and working surfaces. Space and plumbing for a washing machine, door to the Airing cupboard housing hot water tank, slatted shelving for storage and electric boiler. Window to the rear aspect with fantastic views towards the Malvern Hills.

Bedroom One

19' 1" x 13' 2" (5.82m x 4.01m)
Spacious double Bedroom with secondary glazed window to the front aspect with views across the Severn Valley. Two radiators, built in double wardrobe with hanging rail and further built in storage cupboard. Door to the En-Suite Bathroom.

En-Suite

Refitted with a white suite comprising low flush WC and pedestal wash hand basin with tiled splashback. Wall mounted shaver/light point and vanity mirror above. Panelled bath with electric shower over and contemporary grey driftwood effect ceramic tiling. Radiator and window to the side aspect and space and plumbing for a washing machine.

Bedroom Two

10' 7" x 8' 8" (3.23m x 2.64m)
Steps down to Bedroom Two, window to the rear aspect with views to the Malvern Hills, radiator.

Bathroom

Fitted with a coloured suite comprising low flush WC, panelled bath and pedestal wash hand basin with vanity mirror and shaver point. Radiator and single glazed window to the front aspect.

Outside

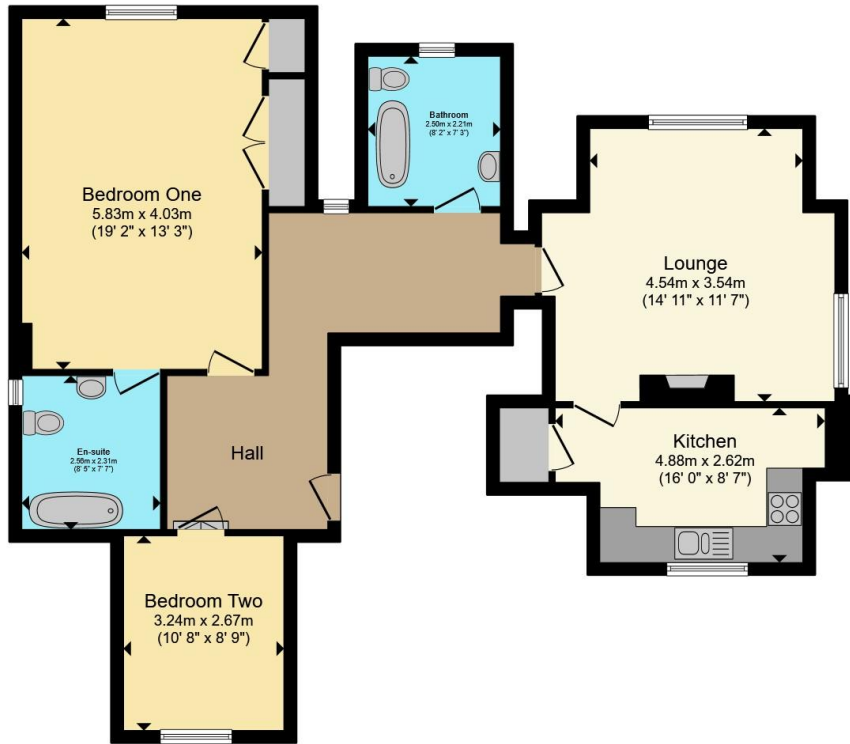
Approached from College road via a tarmac driveway, Mythe Court has well tended communal gardens which are to the front of the building. The driveway leads to the allocated parking space which is to the front of the main house.

To the rear of the building steps lead up to the Communal Entrance door for Apartments 3 and 4.

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.





Total floor area 94.9 sq.m. (1,021 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Denny & Salmond on

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13a Worcester Road
MALVERN WR14 4QY

EPC Rating: E Council Tax
Band: B

Service Charge:
2054.52

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online dennysalmond.co.uk/Property/MVN100116

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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