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## COLLEGE GROVE, MALVERN

### £1,050 PCM

**LET**

We are delighted to offer this luxury 2 bedroom apartment located in the most exclusive part of Great Malvern with views looking over the Severn Valley and Malvern Hills. The property also comes with off road parking, gas central heating and white goods.

- Fitted Bathroom
- Fitted Kitchen
- Gas Central Heating
- Integrated Appliances
- Off-street parking
- Period Features

Accommodation Comprises: Entrance Hallway - Kitchen - Lounge - King Size Bedroom - Double Bedroom - Bathroom - Integrated White Goods - Off Road Parking - Communal Garden - Gas Central Heating.

This is a very modern and luxurious two-bedroom apartment situated within the most exclusive part of the historic town of Great Malvern. It has been renovated to a very high standard with modern fixtures and fittings and offers plenty of living space to its occupants.

As you walk into the property from the communal hall, you are welcomed by an entrance hall with some stairs leading up to the landing where all rooms are accessed from.

The very high-quality kitchen comes with plenty of high and low-level units along with integrated white goods including dishwasher, washing machine, fridge/freezer and gas hob and electric oven. The kitchen also has a large window overlooking the garden and the Severn Valley which lets in plenty of natural light.

The spacious living room has a large window at the far end which lets in plenty of natural light and looks out over the garden and offers amazing views of the Severn Valley. The living room is also very spacious and has all of the facilities for Sky and Freeview TV. There is also a feature fireplace at the far end.

The master bedroom is a comfortable king size with enough room for bedroom furniture and the second bedroom can fit a double bed in it. Both bedrooms have windows to the front aspect looking out to the Malvern Hills.

Further benefits of the property also include gas central heating through a modern combi-boiler, a beautifully maintained communal garden and off road parking.

This property is located close to the centre of Great Malvern but is very secluded and quiet. Great Malvern offers plenty of shops and services that including independent shops and national chains such as Waitrose as well as a library and the renowned Malvern Theatre.

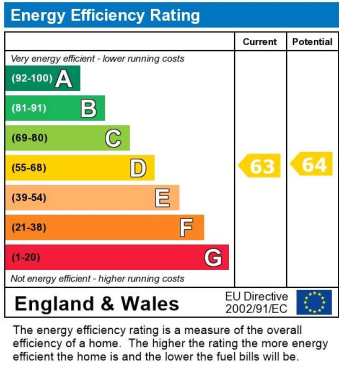
There are also plenty of transport links very close to this property with bus routes going to Malvern Link and Worcester. Great Malvern train station is a short walk away offering services to Worcester, Birmingham New Street and London Paddington.

Council Tax Band: B  
Mains water, gas and electricity

Council Tax Band: B (Malvern Hills District Council)  
Deposit: £1,211.53  
Holding Deposit: £242.30



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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.