Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411



14 Somerford House, Hill View Road, Malvern, WR14 1SR

Price Guide £165,000

A modern, well presented second floor apartment located in this quiet sought after area of Malvern Vale. This apartment comprises:- Entrance hallway, open plan lounge/diner/kitchen with a Juliette balcony affording views onto the green, two bedrooms, master with en-suite and a bathroom. There is a secure entrance system via a videophone and there is one allocated off road parking space plus visitors' parking. There is a late night Sainsbury's store within a very short distance, a new primary school on the estate and a secondary school close by. We highly recommend an early viewing.







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MAYFAIR OFFICE GROUP

14 Somerford House,, Hill View Road, Malvern, WR14 1SR











ENTRANCE
Approached through the Communal Entrance and stairs to the second floor, where the apartment's front door opens into:

HALLWAY
Entry phone, radiator, telephone point, power points, door to storage cupboard housing fuse board and doors to:

LIVING ROOM AREA
Having double glazed rear facing doors and Juliet balcony offering views up to the Malvern Hills, power points, two radiators, telephone, television & DAB aerial points, open to:

KITCHEN
Fitted kitchen with a range of floor and wall mounted units, integrated oven, induction hob, overhead extractor fan, washing machine, dishwasher & fridge/freezer, sink and drainer unit, under cupboard lighting.

BEDROOM ONE
Rear facing double glazed window with the green space view to the hills, radiator, power points, telephone point and door to:

ENSUITE SHOWER ROOM
With glazed shower cubicle, low-level WC, pedestal hand basin, vanity medicine cupboard, and extractor unit.

BEDROOM TWO
With double glazed rear facing window offering views over the green space to the Malvern Hills, built-in cupboard housing the Ideal Logic central heating boiler, power points, telephone point and radiator.

BATHROOM
White suite comprising: panelled bath and shower head, close coupled WC, pedestal hand basin, hand towel rail, radiator, extractor unit.

EXTERNAL
The apartment benefits from one allocated car parking space along with visitors car parking spaces, bicycle storage and an open aspect over green space to the rear.

LEASE DETAILS

Lease: 125 years from 1st Jan 2016
Ground Rent - £150 (PA)
Service charge - £1111.50 (PA)
Greenbelt (maintenance of green externals etc) - £25 (PCM)

Sub-letting - permission is required from the management company. Pets - Licence required by management company.

DIRECTIONS

From Malvern town centre along the Worcester Road in the direction of Malvern Link. Upon reaching the traffic lights, bear left into Newtown Road, continuing for some distance into what becomes Leigh Sinton Road. Take your third turning left into Hill View Road, bear right and then left, where the property can be located on the left hand side, indicated by the Allan Morris for sale notice. For more details or to book a viewing, please call our Malvern Office on 01684 561411.











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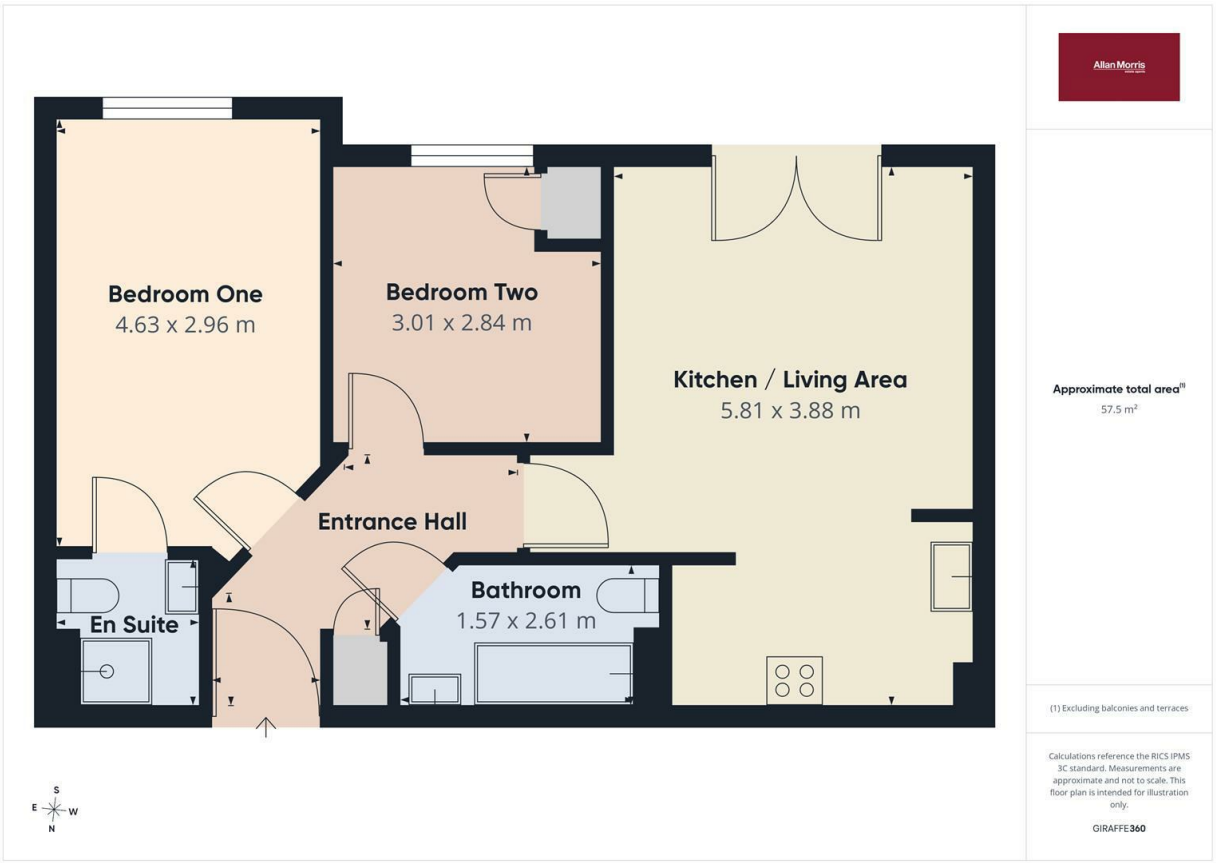


TENURE: We understand the property to be Leasehold but this point should be confirmed by your solicitor.

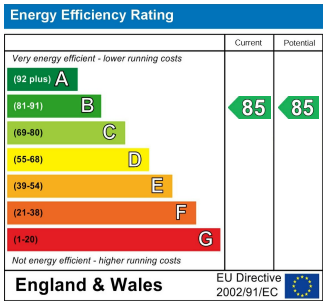
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, gas, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B

ENERGY PERFORMANCE RATINGS: Current: B85 Potential: B85

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270



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