



**16 Somerford House 43 Hill View Road, Malvern,
WR14 1SR**

£142,500

Modern, immaculately presented, second floor apartment located in the sought after area of Malvern Vale. This apartment has an entrance hallway, open plan lounge/diner/kitchen with a Juliette balcony, 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 development and a secondary school close by. We highly recommend an early viewing.



16 Somerford House, 43 Hill View Road, Malvern, WR14 1SR

HALL

With secure entry phone, ceiling light point, radiator, telephone point, power points, built in coats cupboard fuse, doors to:



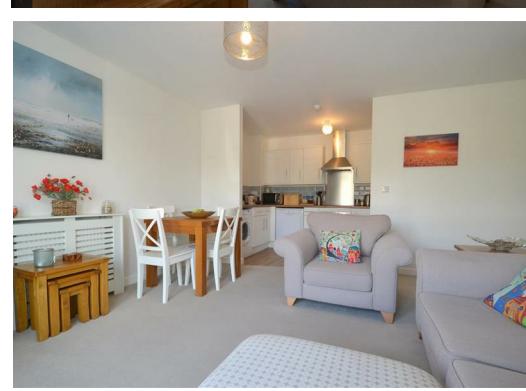
LOUNGE/DINER 13'7" x 12'9" (4.15m x 3.89m)

Having double glazed front facing double doors with a Juliet balcony, ceiling light point, two radiators, telephone point, television and DAB aerial points and wide opening to:



FITTED KITCHEN 9'9" x 6'7" (2.98m x 2.02m)

Ceiling light point, fitted kitchen comprising of a matching range of wall and floor white units under a wood block effect work surface. Stainless steel sink unit, induction hob with stainless steel canopy hood over, integral oven, space and plumbing for dishwasher and washing machine, space for tall fridge freezer.



BEDROOM ONE 13'1" x 9'6" (4.0m x 2.92m)

With front facing double glazed full height window, radiator, telephone point and door to:



EN-SUITE SHOWER ROOM 6'7" x 3'10" (2.01 x 1.18m)

Ceiling light point, extractor. White suite comprising; large walk in glazed shower cubicle with 'Mira' shower, push flush WC, pedestal hand basin, radiator.



BEDROOM TWO 9'10" x 9'1" (3.01m x 2.79m)

Double glazed front facing window, built in cupboard housing the Ideal Logic central heating boiler, telephone point and radiator.

BATHROOM 9'3" x 4'11" (2.82m x 1.52m)

Ceiling light point, extractor. White suite comprising: panelled bath, push flush WC, pedestal hand basin, radiator.

EXTERNAL

The apartment benefits from one allocated car parking space along with visitors car parking spaces and bicycle storage.

LEASE DETAILS

Lease: 125 years from 1st Jan 2016

Ground Rent payable to Mainstay Group - £150 pa

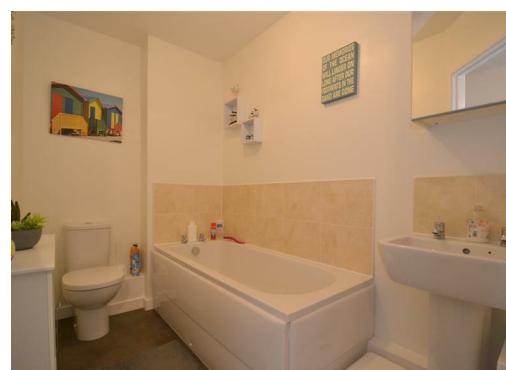
Service charge payable to Mainstay Group - £976.76 pa

Greenbelt (maintenance of green externals etc - £134.76 per annum

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. For more details or to book a viewing, please call our Malvern Office on 01684 561411.



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

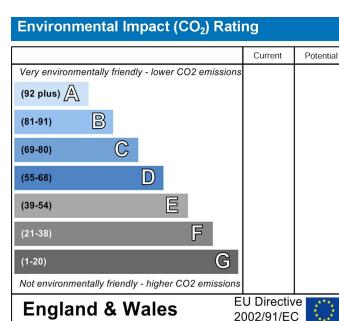
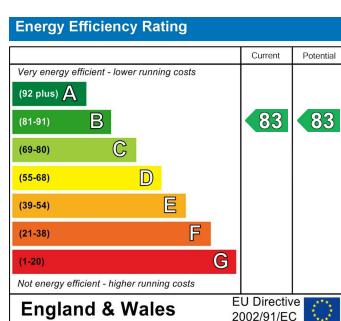
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: B83 Potential: B83

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and, must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars



Offices also at:

Worcester
Upton upon Severn

Droitwich
Pershore

Redditch
Kidderminster

Bromsgrove
Stourport on Severn

Barnt Green
Bewdley

Malvern
Mayfair London