



Apartment 6 Tomlin House, Malvern, WR14 1SX

Price Guide £173,000

A modern, beautifully presented first floor apartment located in the sought after area of Malvern Vale. This apartment has an entrance hallway, open plan lounge/diner/kitchen with French doors onto a Juliette balcony and with views over the green to the Hills, two bedrooms, master with en-suite shower room and a bathroom. The flat comes complete with all carpets, curtains, blinds and light fittings, gas central heating and double glazing. There is a secure entrance system via an entry phone and there is one allocated off road parking space. We highly recommend an early viewing. The property is offered in a NO CHAIN SALE situation.



Apartment 6, Tomlin House, Hill View Road, Malvern, WR14 1SX

COMMUNAL HALLWAY

Main front door opens into the hallway with stairs to the upper floors.

Go up to the first floor through the inner door and bear left to No. 6.

Front door opening into:

HALLWAY

With radiator, entry phone control, brushed chrome light and power points, ceiling down lighters, telephone point, storage cupboard and smoke alarm.

BEDROOM ONE 15'5" x 9'6" (4.7m x 2.9m)

Having double glazed window with internal shutters looking over the pond to the Hills, mirror-fronted fitted wardrobe, radiator, brushed chrome light and power points, light fitting and door to:

EN-SUITE SHOWER ROOM

Fully tiled with Amtico flooring, shower cubicle, close coupled WC, pedestal hand basin, chrome radiator, chrome shaver point, ceiling down lighters and extractor fan.

BEDROOM TWO 12'3"x x 9'1" (3.75mx x 2.77m)

Having double glazed window with internal shutters looking over the pond to the Hills, mirror-fronted fitted wardrobe, built-in cupboard housing the Logic boiler, radiator, and brushed chrome light and power points.

BATHROOM 2.8m x 1.55m

Fully tiled, Amtico flooring with white suite comprising: panelled bath with Mira Azura Electric shower and glass screen, pedestal wash hand basin, close coupled WC, chrome shaver point, ceiling down lighters, extractor fan and chrome radiator.

LIVING DINING ROOM 4.91m x 3.88m

Double glazed side window and double glazed French doors opening onto a Juliette balcony. Two double radiators, brushed chrome light and power points, television point, telephone point, satellite and radio points, light fitting and opening to:

KITCHEN 3.23 x 2.10m

With matching range of wall and base units with granite work surfaces, inset stainless steel sink, built-in electric double oven and ceramic hob with hood over, integrated fridge freezer, washer dryer, dishwasher, brushed chrome power points and light switches, under-cupboard lighting, ceiling down lighters, double glazed window and Amtico flooring.



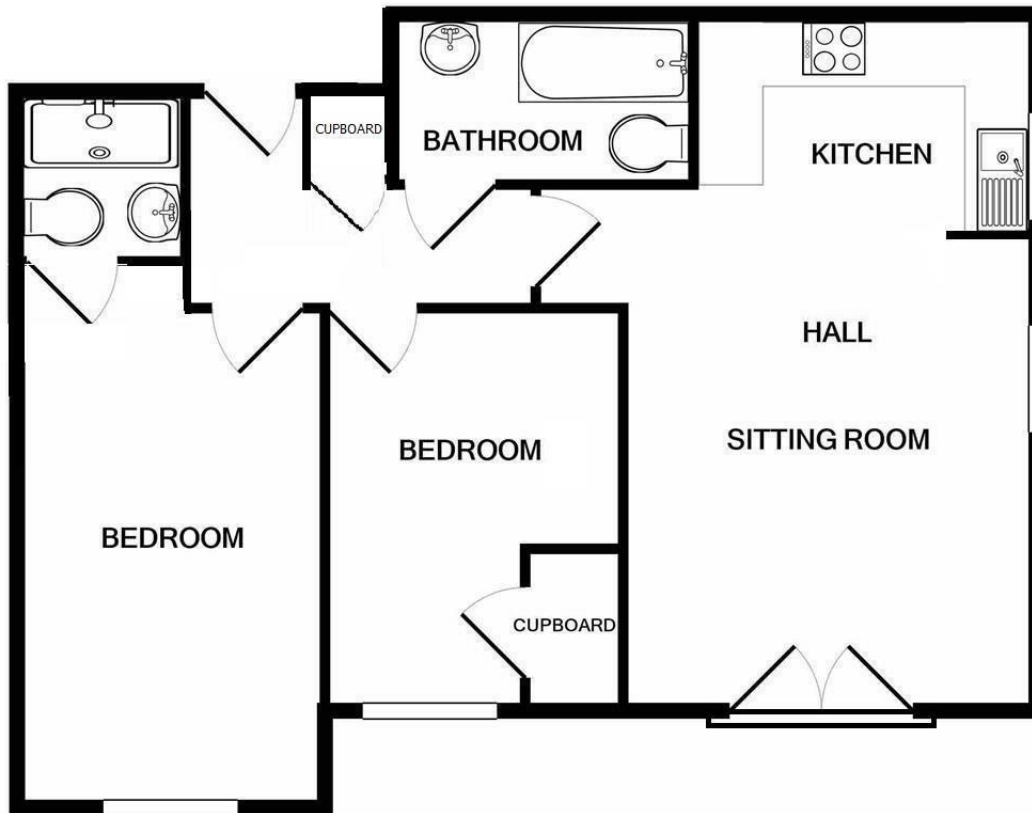
DIRECTIONS

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 .

AGENT'S NOTES

Lease is 125 years from January 2016
Ground rent £150 per year currently payable to First Port
Yearly and Estate Block Service charge - £1,136.83 per year currently
Greenbelt (green space) £283.24 per annum





TOTAL APPROX. FLOOR AREA 702 SQ.FT. (65.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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

EPC

Material Information Report

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	85 85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Carpets, curtains and light fittings will remain at the flat. Other items 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

- (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;
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