



**13 Somerford House Hill View Road, Malvern,
WR14 1SR**

£169,950

A well presented second floor flat in the popular residential area of Malvern Vale with parking adjoining the main door and a southerly outlook over green area and trees. The property comprises:- reception hall with storage, bedroom one with ensuite shower room, bedroom two with built in cupboard, lounge diner with French doors to Juliet balcony, open to fitted kitchen with built in oven and hob. The property has double glazing and gas central heating and is leasehold with 125year lease from 2016. Viewing recommended.



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

HALL

With radiator, door to storage cupboard with fusebox, central heating thermostat, entry phone system. Doors to:

BEDROOM ONE

Rear aspect floor to ceiling double glazed window with southerly aspect overlooking green area and trees, radiator. Door to:

ENSUITE

With tiled shower enclosure with thermostatic shower, wash basin, WC, radiator, extractor fan.

BEDROOM TWO

Rear aspect double glazed, floor to ceiling window overlooking green area and trees, door to cupboard housing Ideal gas central heating boiler, radiator.

BATHROOM

With bath with tiled surround, WC, wash basin, radiator, extractor fan.

LOUNGE/DINER

Rear aspect double glazed, French doors with Juliet balcony overlooking a green area and trees, double radiator, extractor fan. Open to:-

KITCHEN

With fitted units to two walls including single drainer sink unit, plumbing for washing machine, space for fridge freezer, fitted four ring electric hob with filter hood over, oven under.

OUTSIDE

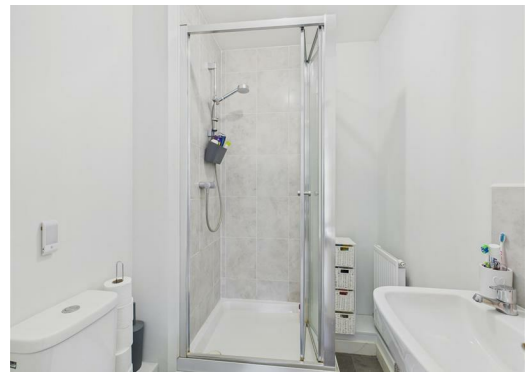
Parking for one vehicle is numbered and located close to the main entrance.

FURTHER INFORMATION

The property has a lease of 125 years from 2016. The service charge is paid yearly to First Port and is £1,126.90 plus £150 ground rent per annum (actual amount to be confirmed by vendor). Greenbelt charges are paid at £20 pcm.

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.







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 gas, electricity, 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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		

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