

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A CONVENIENTLY POSITIONED GROUND FLOOR TWO BEDROOM APARTMENT BUILT IN 2017 WITH AN EN-SUITE SHOWER ROOM, DOUBLE GLAZED FRENCH DOORS AND OUTLOOK OVER GREEN SPACE AND SECURE INTERCOM ENTRY SYSTEM WITHIN CLOSE PROXIMITY TO GOOD SCHOOLING AND LOCAL SHOP. OFF ROAD PARKING. EPC "B".

Somerford House - Guide Price £165,000

43 Hill View Road, Malvern, Worcestershire, WR14 1SR



Somerford House

Location & Description

Situated on the outskirts of the popular Malvern Vale development, Apartment 24 Somerford House, enjoys a convenient location within the estate with access to a Sainsbury's Local store and the play area. There is also a community centre. Further and more extensive amenities are available in the hillside Victorian town of Great Malvern which offers a range of independent shops, Waitrose supermarket and the renowned theatre complex with concert hall and cinema, all set against the backdrop of the Malvern Hills.

Educational needs are well catered for with Somers Park Primary School within walking distance, as well as Dyson Perrins secondary school being close by. Within Great Malvern and in the nearby city of Worcester there are a number of renowned private schools including Malvern St James Girls' School and Malvern College.

Transport communications are excellent with a bus service nearby and there are mainline railway stations in both Malvern Link and Great Malvern providing direct links to Worcester, Birmingham, London Paddington and Hereford and South Wales. Junction 7 of the M5 motorway is located just outside Worcester, bringing the Midlands, South West and South Wales into an easy commute.

A short walk from the property are a network of footpaths and bridleways leading into open countryside, the Worcestershire Way and the Malvern Hills, ideal for the outdoor enthusiast.

Property Description

Apartment 2 Somerford House is a ground floor apartment accessed via a secure entry system offering spacious accommodation and benefitting from double glazing, gas central heating, open plan kitchen, dining and sitting room and enjoying a family bathroom and an en-suite to the main bedroom. Double glazed french doors open out onto a patio area and have an outlook over the green communal space and pond.

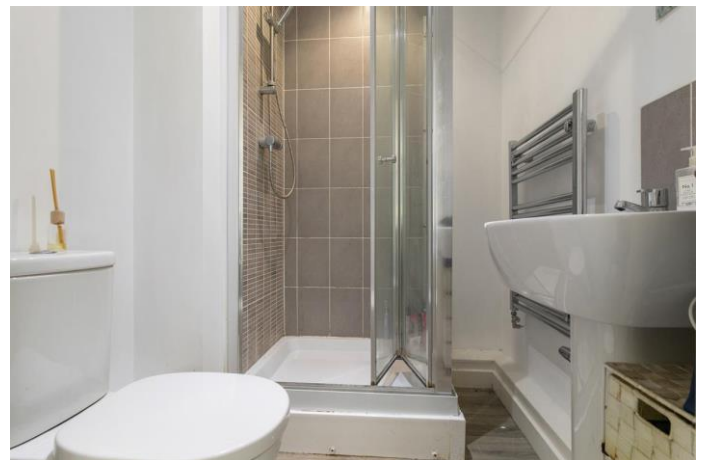
The property is on the ground floor and a communal entrance hall leads to the apartment door opening to

Entrance Hall

Vinyl flooring, space for coat hooks, doors to all rooms, ceiling light fitting, storage cupboard and central heating thermostat.

Bedroom 1 3.77m (12ft 2in) x 2.99m (9ft 8in)

Carpet, double glazed window to the front, pendant light fitting, radiator and door to





En-Suite

Vinyl flooring, close coupled WC, pedestal wash hand basin, chrome heated towel rail, tiled shower cubicle with mains shower connected, ceiling light fitting, extractor fan and spotlights.

Bedroom 2 3.77m (12ft 2in) x 2.84m (9ft 2in)

Carpet, double glazed window to the front, radiator, store cupboard and mirrored sliding door wardrobe, pendant light fitting.

Bathroom

Vinyl flooring, partially tiled walls, close coupled WC, spotlights, panelled bath, shower connected, extractor fan.

Open Plan Sitting/Dining Room and Kitchen 6.64m (21ft 5in) x 3.90m (12ft 7in)

A nice open plan sociable space with french doors opening onto a patio area.

Kitchen Area

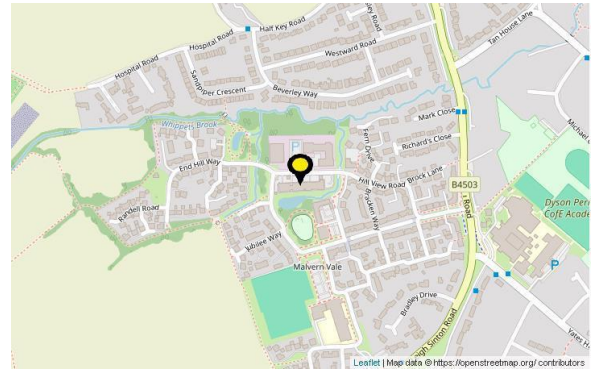
Laminate flooring, range of base and eye level units with worktop over, built-in OVEN, HOB and extractor fan. Stainless steel sink and drainer, double glazed window to the side, spotlights, built-in FRIDGE FREEZER, WASHER DRYER and DISHWASHER.

Sitting/Dining Room

Vinyl flooring, double glazed window to the side, two radiators, pendant light fitting, TV point and double glazed french doors opening to a patio area.

Directions

From the agent's office in Great Malvern proceed North along the A449 towards Malvern Link. Upon reaching the traffic lights at Link Top, bear left into Newtown Road, continuing as the road becomes Leigh Sinton Road. Take the third turning left into Hillview Road, bearing round to the right and then left, where the property can be found on the left hand side as indicated by the agent's For Sale board.



Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal verification) that the property is Leasehold. The property is held on a 125 year lease from 2016. The ground rent is included in the service charge which is £1050 per annum. There is also a greenbelt charge of approximately £25 per month.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

Council Tax

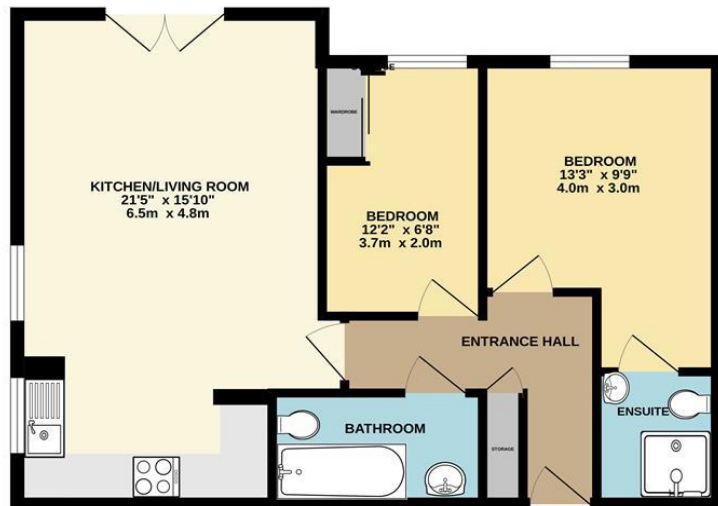
COUNCIL TAX BAND "B"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is B (83).

GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq.ft. (62.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Floorplan Creator

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

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