



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

Price Guide £170,000

A modern, well presented second floor apartment located in this quiet sought after area of Malvern Vale. This apartment has an 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.
NO CHAIN SALE



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

HALLWAY

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

LIVING ROOM AREA 15'11" x 12'8" (4.87m x 3.87m)

Having double glazed rear facing doors and Juliet balcony offering views up to the Malvern Hills, side facing double glazed window, power points, two radiators, telephone point, television and DAB aerial points and open to:

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

BEDROOM 2 12'1" x 7'6" (3.7m x 2.29m)

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.

BEDROOM 1 13'9" x 9'8" (4.2m x 2.97m)

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

EN SUITE SHOWER ROOM 14'11" x 5'6" (4.55m x 1.69m)

With glazed shower cubicle, close coupled WC, pedestal hand basin, mirror and shelf, ladder style radiator and extractor unit.

BATHROOM 9'2" x 5'6" (2.8mx 1.69m)

White suite comprising: panelled bath, close coupled WC, pedestal hand basin with mirror fronted medicine chest over, ladder style 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 payable to Mainstay Group - £150 pa

Service charge payable to Mainstay Group - £1126 for service and estate charges pa

Greenbelt (maintenance of green externals etc) - £237 per annum

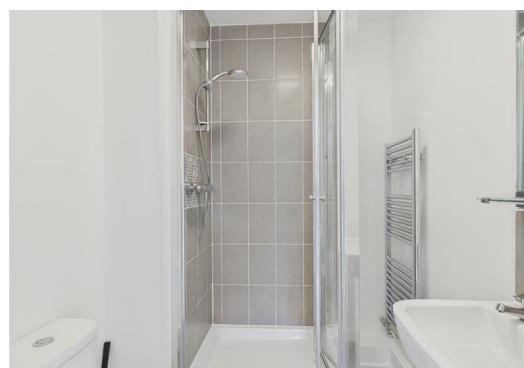
Sub-letting - permission is required from the management company. Pets - Licence required by management company.

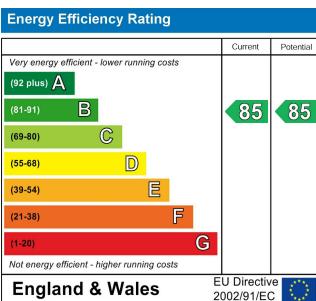
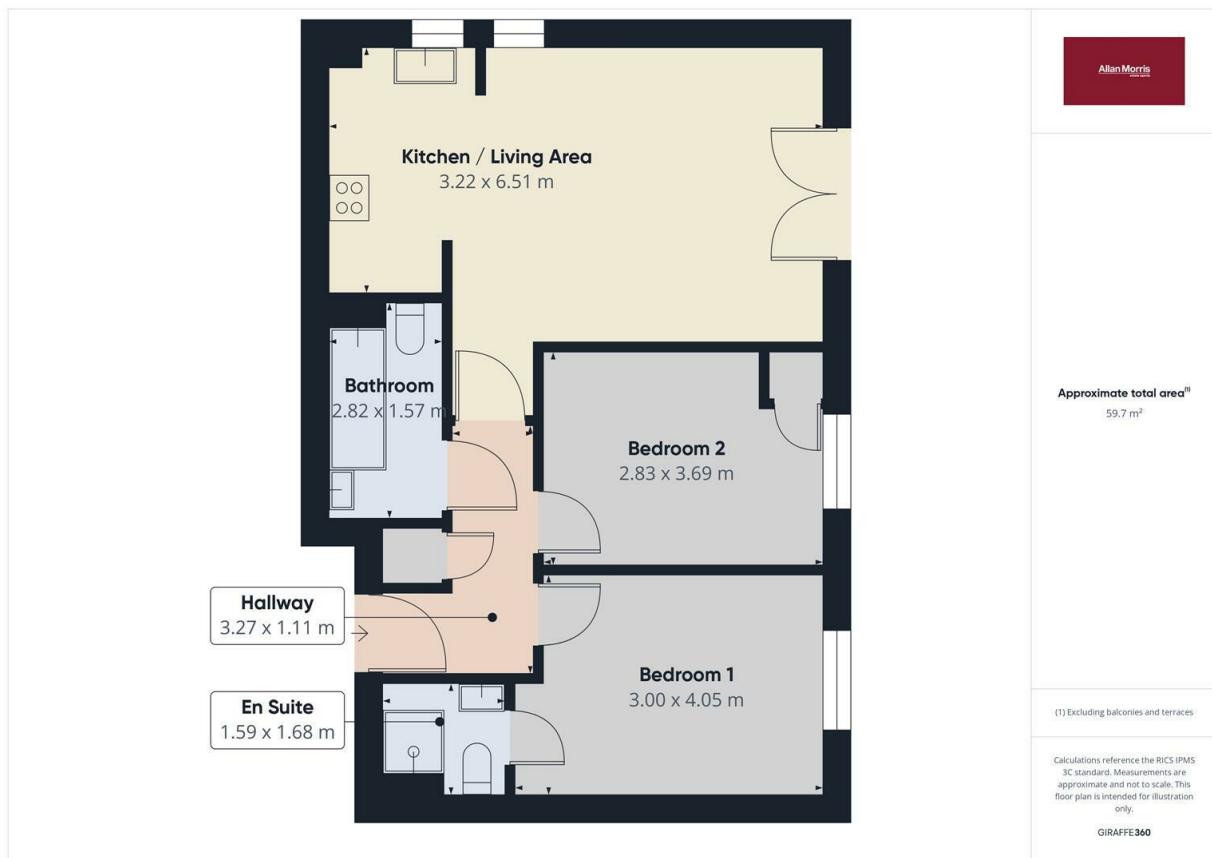
DIRECTIONS

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, 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 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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