



43 Hill View Road, Malvern, WR14 1SR

£165,000

Located in the Vale location, this modern and delightful 2-bedroom flat offers the perfect blend of convenience and countryside charm. Situated on Hill View Road, it's a stone's throw from local amenities, excellent schools, and the picturesque Malvern countryside. The property is ideal for professionals, couples, or small families looking for a charming base in Malvern.

This flat benefits from having its own allocated parking.

Entrance Hall

Carpet, pendent ceiling light, smoke detector, single panelled radiator.

Kitchen/ Living Room

Carpeted in the living area, vinyl flooring in the kitchen area, range of eye level and ground level units, pendent ceiling lights, spotlights, double panelled radiator, wash hand basin, single oven, french doors, space for: washing machine and fridge/freezer.

Bedroom One

Carpet, pendent ceiling light, single panelled radiator, double glazed window to front aspect.

En-Suite

Vinyl flooring, shower, WC, pendent ceiling light, heated towel ladder, vanity mirror, part tiled walls.

Bedroom Two

Carpet, pendent ceiling light, single panelled radiator, double glazed window to front aspect, built-in storage.

Bathroom

Vinyl flooring, part tiled walls, pendent ceiling light, bath, WC, single panelled radiator, wash hand basin, vanity mirror.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Council Tax Band

We understand that this property is council tax band

B.

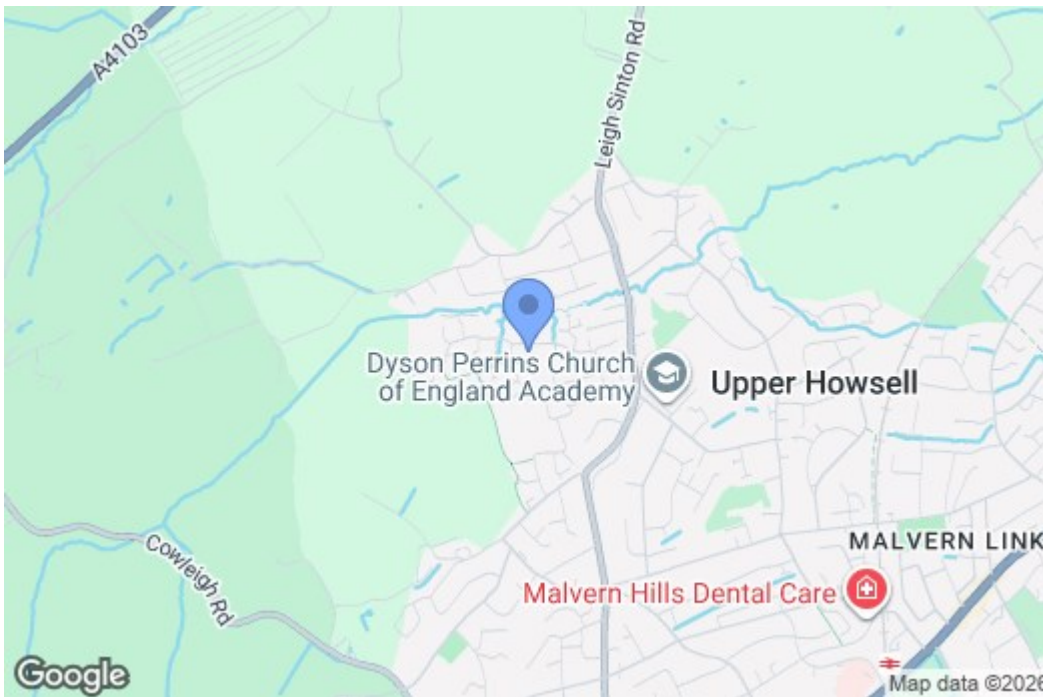
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Leasehold

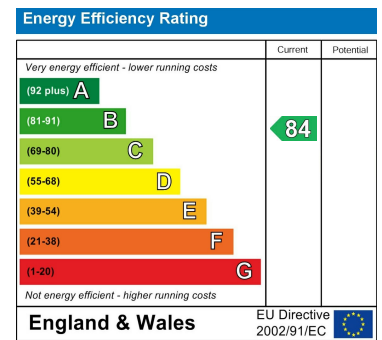
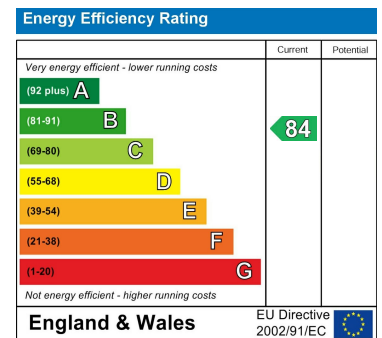
Our client advises us that the property is Leasehold on a 125 year Lease commencing on 01/01/2016. we understand that there is an annual ground rent of £150 with an annual maintenance charge of £1111 Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.