



Apartment 1, Tomlin House 45 Hill View Road, Malvern, WR14 1SX £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

Wood laminate flooring, pendent ceiling light,

Living/ Dining Room

Wood laminate flooring, pendent ceiling light, French doors, double glazed window to side aspect, range of eye level and ground level units, single oven, electric hob, wash hand basin, built-in fridge/freezer, space for washing machine and dishwasher.

Bedroom One

Wood laminate flooring, pendent ceiling light, single panelled radiator, double glazed window to front aspect.

En-Suite

wood laminate flooring, WC, wash hand basin, walk-in shower, single panelled radiator, vanity mirror.

Bedroom Two

Wood laminate flooring, pendent ceiling light, smoke detector, double glazed window to front aspect.

Bathroom

Wood laminate flooring, WC, bath, pendent ceiling light.

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.

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.

Money Laundering Regulations

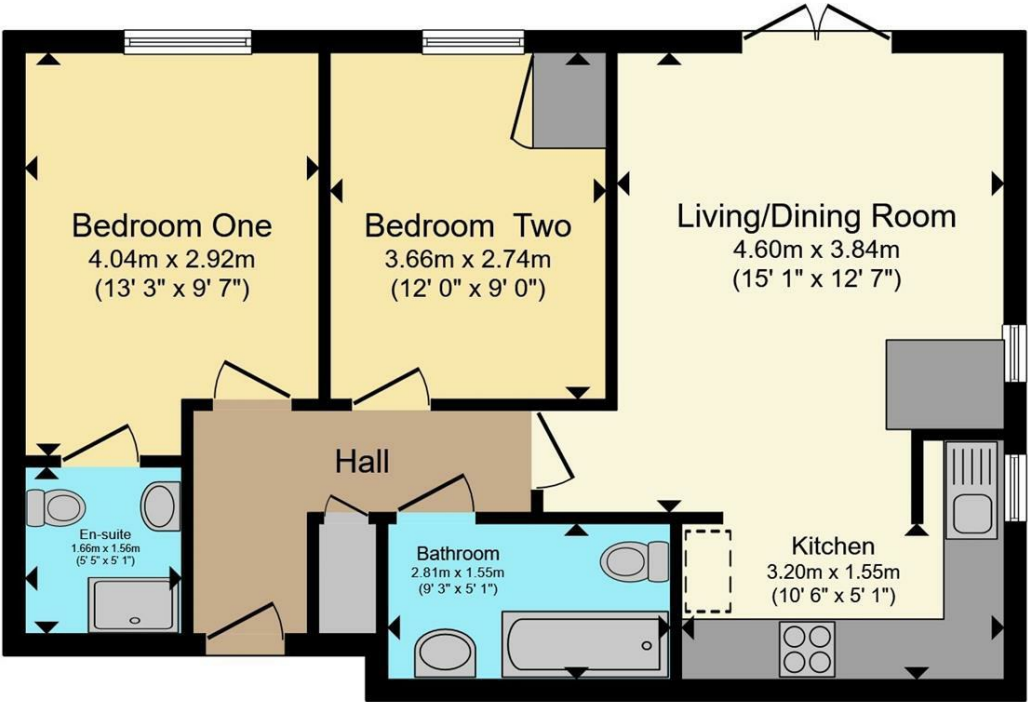
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of

funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

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 £1300 and a greenbelt charge of £150.. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

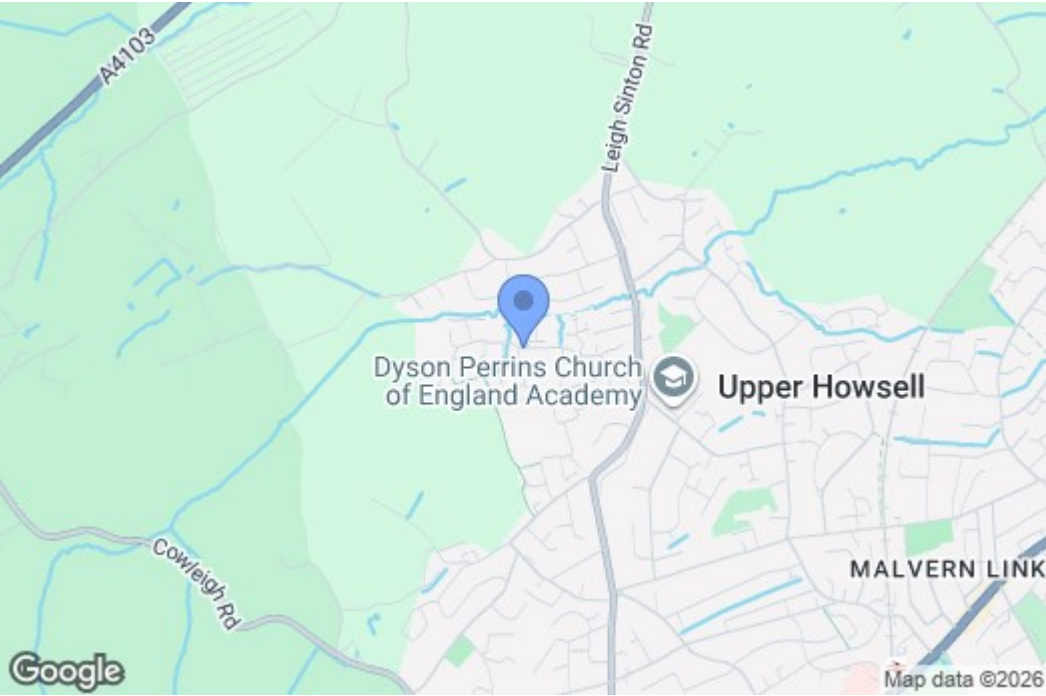
Floor Plan



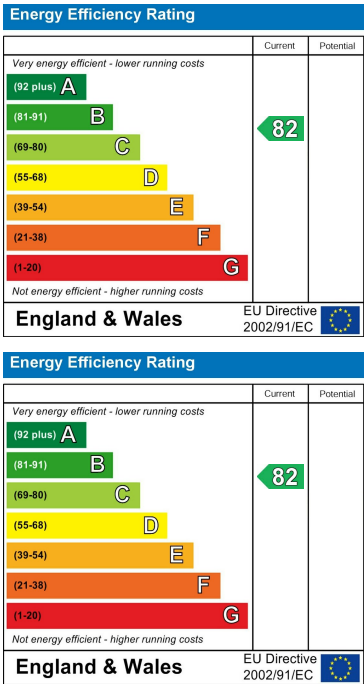
Floor Plan

Total floor area 58.7 m² (631 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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 firms employment has the authority to make or give any representation or warranty in respect of the property.