



## Apartment 1, Springfield House Como Road

Malvern, WR14 2HS

£235,000



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## Communal Entrance

Intercom entry provides access into the Communal Entrance Hall which in turn leads to the entrance door to Apartment One.

## Reception Hall

The Reception Hall has inset spotlights, coving to ceiling, radiator, two useful storage cupboards and entry phone.

Doors lead to all rooms.

## Living Room

16'2" x 13'6" (4.93 x 4.13)

A well proportioned room with double glazed windows to front and side, central light, coving to ceiling, radiator. An opening leads into:

## Fitted Kitchen

8'11" x 9'6" (2.73 x 2.90)

The Kitchen is fitted with range of Shaker style base and eye level units with work surfaces, stainless steel sink unit with mixer tap and tiled splash back. Double glazed window to front elevation, gas hob with extractor above, double oven, integrated fridge and washing machine. Inset spotlighting, radiator, concealed Worcester combination gas central heating boiler and extractor vent.

## Bedroom One

13'9" max x 10'9" (4.2 max x 3.3)

Double glazed windows to two aspects, central light, radiator, and door to:

## En Suite Shower Room

Fitted with a white suite comprising fully tiled shower enclosure with main shower, pedestal wash and basin and low-level WC. Part tiling to walls, extractor vent and radiator.

## Bedroom Two

7'5" x 11'2" (2.27 x 3.41)

Double glazed window, radiator.

## Bathroom

Fitted with a white suite, comprising panelled bath with mixer tap and shower attachment, vanity wash and basin with cupboard below and concealed cistern WC. Part tiling to walls, double glazed window to rear, heated towel rail and extractor event.

## Outside

The apartment has use of the communal garden and one allocated parking space directly outside the apartment.

## Council Tax Band

We understand that this property is council tax band C. This information may have been obtained via [www.voa.gov.uk](http://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

We are advised that (subject to legal verification) that the property is leasehold with 105 years remaining on the Lease. Current annual service charge is £1260

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with buildings insurance included. At time of printing details we are awaiting confirmation of Ground Rent. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

### **Disclaimer**

Photographs of this property were taken prior to the current tenant's occupation.

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

### **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



## Road Map



## Hybrid Map

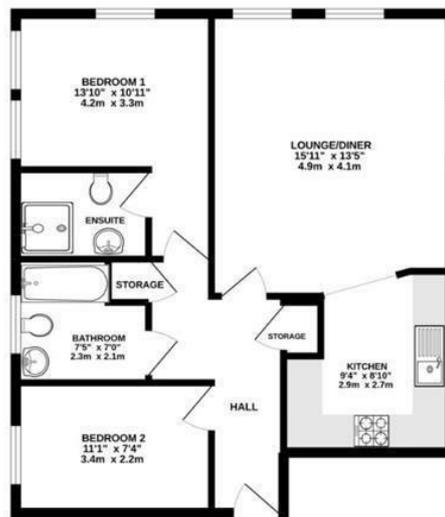


## Terrain Map



## Floor Plan

GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA: 654 sq.ft. (60.8 sq.m.) approx.  
When every effort has been made to ensure the accuracy of the figures contained here, measurements of built surfaces, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used as a basis for any contract. The actual layout and dimensions may vary from those shown and no guarantee is given as to their accuracy or efficiency. Use the plan as a guide only. (01/2022)

## Viewing

Please contact us on 01684 561866 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(51-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

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