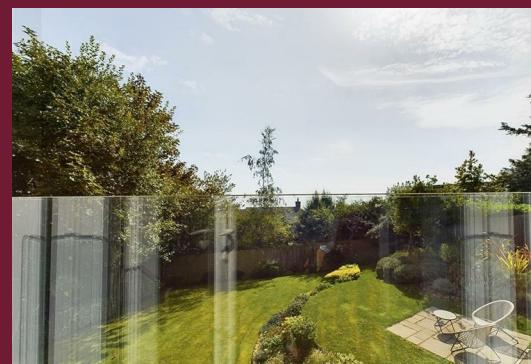




**Apartment 2 Mulberry House 11 Holly View Drive,  
Malvern, WR14 4BF**

**£200,000**

Apartment 2 Mulberry House is a well presented and well appointed property within a purpose built complex of just six apartments. The property was constructed by Guild Homes Ltd and was first occupied in 2017. Located in a quiet, tucked away position, close to Peachfield Common, a large area of open common land and a short distance to the Malvern Hills and walks into the town centre. The light and airy accommodation is situated on the ground floor and comprises:- large reception hall with built in storage, open plan living space with sitting area with Juliet balcony, dining area, kitchen with built in appliances and breakfast bar, bathroom with bath and separate shower, bedroom with dual aspect windows. Viewing is highly recommended to appreciate the space on offer.



# Apartment 2 Mulberry House, 11 Holly View Drive, Malvern, WR14 4BF

## ENTRANCE

Communal front door opens to communal reception hall, door on right hand side to Apartment 2.

Door to:

## RECEPTION HALL

With double doors to large storage cupboard, front door release intercom. Open to living space. Doors to:

## BEDROOM 17'1" x 12'1" max 10'2" min (5.22m x 3.69m max 3.12m min)

Dual aspect double glazed windows with fitted blinds.

## BATHROOM 7'9" x 6'10" (2.37m x 2.1m)

Side aspect opaque double glazed window, bath with mixer tap, wash basin with mixer tap, close coupled WC, shower enclosure with thermostatic shower, heated towel rail, extractor fan, tiled walls and floor.

## OPENPLAN SITTING/DINING ROOM 23'11" max x 20'0" max 13'1" min (7.3m max x 6.12m max 4.0m min)

Rear aspect bay double glazed window with glass Juliet balcony, concealed wiring for television aerial, telephone point, rear and side aspect double glazed windows with fitted roller blinds.

## FITTED KITCHEN

With integrated fridge freezer, double electric oven, gas hob with filter hood over, integrated dish washer and washing machine, vented tumble dryer, single bowl sink unit with mixer tap, tiled surround, breakfast bar .

## OUTSIDE

The property has a small area of flower and shrub beds to the front of the building. No 2 has an allocated parking space and there are two visitor parking spaces.

## LEASE INFORMATION

The property is leasehold with 120 years remaining on the lease.

The freehold is owned by Guild Homes Ltd and managing agent is Taylor Clarke.

The service and estate maintenance charge is £1616.86p.a.

Pets are allowed by permission.

The whole apartment has gas fired underfloor heating, thermostatically controlled in each room.

## DIRECTIONS



From the office proceed along the Wells Road in the direction of Ledbury. Go past Peachfield Common on your left and turn sharp left opposite the Railway Inn onto Peachfield road. Proceed down the hill, past King Edwards Road and South Lawns and Holly View Drive is just after. Go down the drive and it bends left. Mulberry House is on the right hand side and a visitor space is available adjoining the garage in front of the building. For further information or to book a viewing please call the office on 01684 561411 or email [malvern@allan-morris.co.uk](mailto:malvern@allan-morris.co.uk)





**TENURE:** We understand the property to be LEASEHOLD but this point should be confirmed by your solicitor.

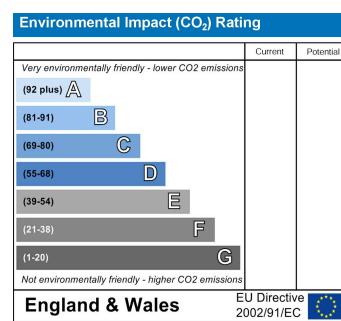
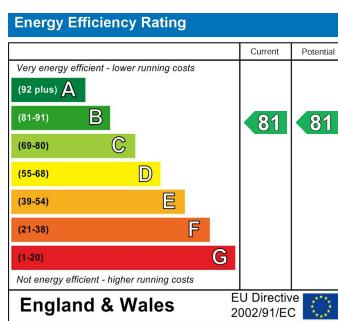
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price, this includes blinds and carpets.

**SERVICES:** The property has gas fired, zoned underfloor heating, wired in fire alarm and misting system. Mains gas, mains electricity, 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: C

**ENERGY PERFORMANCE RATINGS:** Current: B81 Potential: B81

**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 822700



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