

FOR
SALE



Flint
&
Cook

Flat 2 The Whitehorse, Cruxwell Street, BROMYARD HR7 4EB

Guide Price £99,950 - Leasehold

37, High Street, Bromyard, HR7 4AE 01885 488166 bromyard@flintandcook.co.uk

PROPERTY SUMMARY

This excellent self-contained flat is on the first floor of a converted Grade II Listed Period building occupying a convenient, level position, close to the centre of the historic town of Bromyard. Amenities include many independent shops, recreational and schooling facilities, and the town is well placed for access to the Cathedral Cities of Hereford and Worcester (15 miles), and the Market Towns of Ledbury, Leominster and Tenbury Wells (12 miles).

The accommodation, which retains some Period features, includes a ground floor communal entrance hall, open-plan living kitchen with pleasant outlook, 2 double bedrooms and has the benefit of gas central heating.

Subject to an Assured Shorthold Tenancy, this is an ideal investment opportunity.

POINTS OF INTEREST

- *Self-contained flat*
- *Converted period building*
- *Grade II Listed*
- *Open-plan living-kitchen*
- *2 double bedrooms*
- *Gas central heating*
- *Ideal investment property*
- *Viewing recommended*
- *Close to town centre*
- *Tenant in situ*



ROOM DESCRIPTIONS

Ground floor

Communal entrance hall with staircase to

First floor Landing

Carpet, door to Flat 2.

Entrance hall

Carpet, smoke alarm, central heating thermostat, fusebox, useful built-in storage cupboard with radiator, shelf and hanging rail.

Open-plan living kitchen

Wood-effect flooring to the kitchen area with range of base and wall units with worksurfaces and tiled splashback, single drainer sink unit with mixer tap, Ideal gas-fired central heating boiler, 4-ring gas hob with electric oven below and extractor over, space for refrigerator, window to side, the living area is carpeted with radiator and sash window to front.

Bedroom 1

Carpet, sash window to front, radiator.

Bedroom 2

Carpet, sash window to front, radiator, built-in wardrobe.

Bathroom

White suite comprising panelled bath with tiled surround and mixer tap/shower fitment, pedestal wash basin with tiled splashback, and low level WC, towel rail/radiator, mosaic pattern floor covering, window, extractor fan.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band A - payable 2023/24 £1541.96
Water and drainage - metered supply.

Tenure

Leasehold on a 999 year lease from 2005 - 980 years remaining
No ground rent or service charge is payable. Repairs and insurance are split equally between the owners of the three apartments.

Viewing

Strictly by appointment through the Agent, Flint & Cook 01885 488166.

Directions

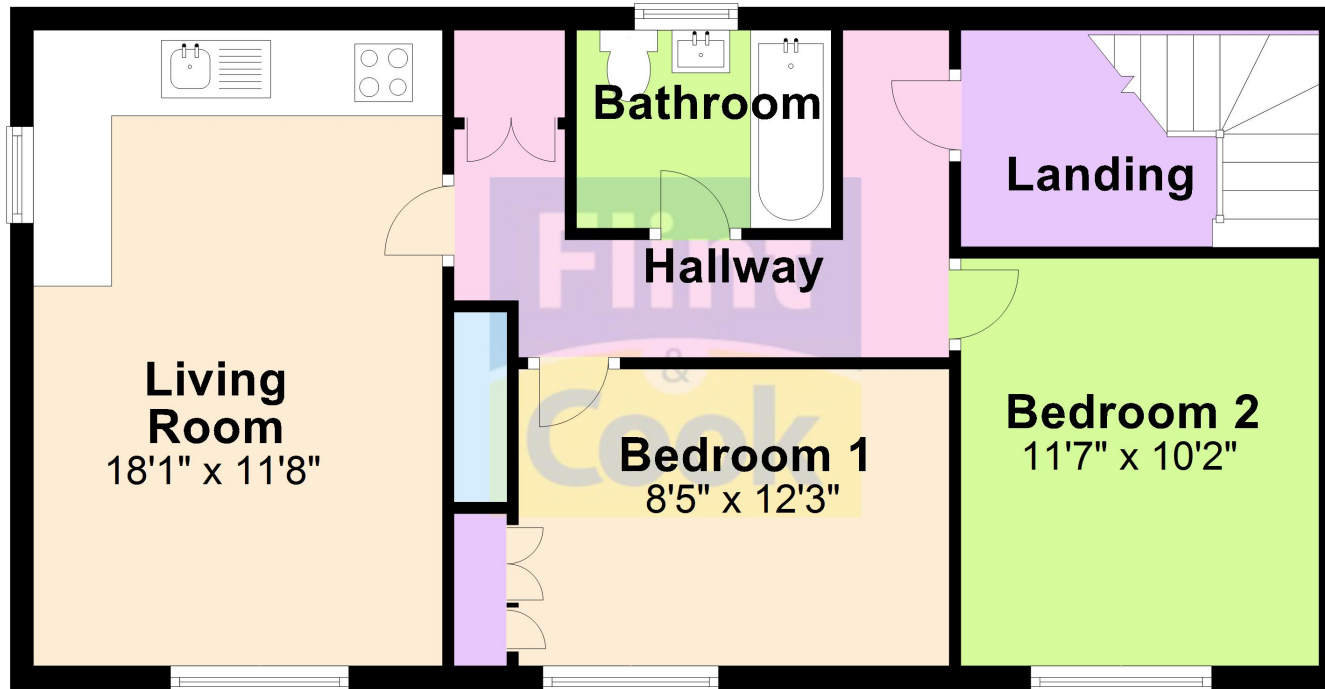
From our office in High Street, walk towards the Leisure Centre and turn left into Cruxwell Street. The property is situated on the right-hand side, at the junction of Cruxwell Street and Tenbury Road. What3words ///dolphins.hurtles.standards

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

First Floor

Approx. 593.7 sq. feet



Total area: approx. 593.7 sq. feet

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	81
		EU Directive 2002/91/EC	