

FOR  
SALE



Flat 6 White Horse Court, White Horse Street, Hereford HR4 0ER

£130,000 - Leasehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

This spacious first floor Apartment is one of just 2 in a block forming part of the Whitehorse Court development (6 properties in total), which is conveniently located in the heart of the popular district of Whitecross, which lies about a mile northwest of the Cathedral City of Hereford.

Local amenities include a range of shops, squash/tennis club, public houses, doctors surgery, bus service and primary and secondary schools.

Constructed in 1979, the property has gas central heating and replacement double glazing, and is ideal for investment, retirement or first-time buyers, conveniently tucked away off Whitehorse Street, and has the benefit of its own rear garden.

## POINTS OF INTEREST

- *Purpose-built apartment*
- *Popular residential area*
- *2 double bedrooms*
- *Gas central heating, double-glazing*
- *Private garden*
- *Designated parking*



## ROOM DESCRIPTIONS

### Canopy porch

Door entry phone and door to

### Hall

Cupboard housing the water stopcock, staircase to the

### First floor

#### Hall

Door-entry phone, radiator, central heating thermostat, fuseboard, hatch to very large roof space, storage cupboard.

#### Lounge

Radiator, windows to side and rear, feature fireplace surround, serving hatch.

#### Kitchen

Fitted with original base and wall units with worksurfaces and tiled splashbacks, double drainer sink unit, electric cooker point, plumbing for washing machine, radiator, wall mounted gas-fired central heating boiler, window to rear.

#### Bedroom 1

Built-in wardrobe, radiator, window to front.

#### Bedroom 2

Fitted wardrobe, radiator, window to front.

#### Bathroom

White suite comprising bath with tiled surround, mixer tap and shower attachment, wash hand basin and WC, shaver point, radiator, window.

### Outside

There is a parking area with designated parking space and 2 common visitor spaces. The property has the benefit of its own enclosed garden area which is paved and has a garden store shed.

### Services

Mains electricity, gas, water and drainage are connected. Gas-fired central heating.

### Outgoings

Council tax band A, payable 2024/25 £1538.23. Water and drainage rates are payable.

Ground rent £75 per annum (paid half-yearly) increasing to £100 in 2045

### Agent's note

A new gas central heating boiler was installed in September 2022. The property is suitable for cash buyers only.

### Viewing

By appointment through the AGent, Flint & Cook, 01432 355455.

### Directions

From Hereford proceed initially towards Brecon on the A438 (Whitecross Road). Turn left into Whitehorse Street and Whitehorse Court will be found on the right-hand side, just before the right-hand turning to Whitehorse Square. Number 6 is in a separate block to the rear.

### Money laundering regulations

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



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