**18 Linton Court Nr Bromyard HR7 4QJ**

* Bedroom with en-suite bathroom
* Electric night storage heating
* Car parking, communal gardens
* Self-contained ground floor flat
* Views over nearby Common
* Lounge/diner, Kitchen



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract.

Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.

Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.

Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars.

Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser.

The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

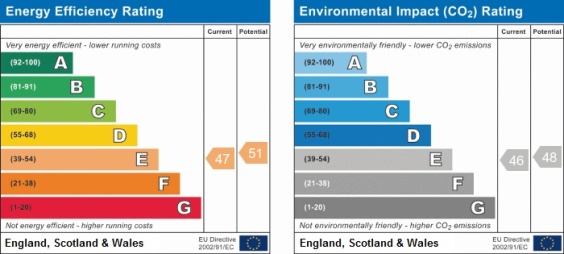


Draft Sales Particulars – Subject to vendor’s approval

**Guide price {prop\_price\_text}**

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



This self-contained ground floor flat is situated in pleasant rural surroundings about a mile northeast of Bromyard. The property enjoys an easterly outlook across the edge of Bringsty Common towards The Downs, providing lovely rural walks. A bus service is available nearby linking Bromyard with Hereford and Worcester, and Bromyard itself offers a wide range of shopping, schooling and recreational facilities.

The apartment was converted from the former Bromyard Hospital some years ago and is ideal for either investment, retirement or first purchase. **The property is currently subject to an assured shorthold tenancy.**

The property has double-glazing, electric heating and in detail comprises:

**Accommodation**

**Entrance Hall**

Approached through glazed front door, carpet and large walk-in cloaks/storage cupboard with hanging rail, hat & coat rail and carpet.

**Lounge/Diner**

Display mantel with tiled inset, hearth and coal-effect electric room heater, electric night storage heater, TV aerial point, pleasant outlook across The Common through two double-glazed windows and carpet.

**Kitchen**

Single drainer sink unit inset into full width worktop with cupboards, drawer and space with washing machine below, additional worktops with cupboards, drawers and storage space with cooker and refrigerator, eye-level wall cupboard, part-tiled wall surrounds, striplight, floor covering and double-glazed window with outlook over the communal courtyard to the rear.

**Bedroom**

Carpet, electric night storage heater, double-glazed window with front aspect and door to

**Bathroom**

White suite comprising panelled bath with tiled surround and overhead electric shower fitment, pedestal wash basin and WC, extractor, floor covering, wall heater and Airing Cupboard with slatted shelving and lagged hot water cylinder with dual immersion heaters and timer control.

**Outside**

There are communal gardens, drying areas, a communal bike store and refuse collection areas.

The property has an allocated parking space with additional visitor parking close-by.

**General Information**

**Services**

Mains water (metered), electricity and drainage are connected. Electric storage heating.

**Outgoings**

Council tax band A payable for 2023/24 - £1450.82

Water and drainage – metered supply. A Service Charge is payable currently £989 (tbc)

**Tenure & possession**

Leasehold for a term of 189 years commencing in 1994, 160 years remaining.

Vacant possession on completion.

**Directions**

From Bromyard proceed north-east along the A44 Worcester Road. After one mile take the first turning on the right, signposted 'Burley'. Linton Court will be found immediately on the right-hand side.

**Viewing**

Strictly by appointment through the Agent, **Flint & Cook**, Bromyard (01885) 488166.

**Money laundering regulations**

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

**Residential lettings & property management**

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact Jackie Eversham (01432) 355455.

**Opening hours**

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

**ST BD000063 January 2024 (1)**

**18 Linton Court Linton Nr Bromyard Herefordshire HR7 4QJ**

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