

FOR
SALE



Flat 9, Arden Court Bodenham Road, Hereford HR1 2UF

£149,950 - Leasehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Peacefully situated in this popular residential location, a spacious first floor flat offering ideal first time buyer/investment or retirement accommodation. the property has the added benefit of gas central heating, double glazing, 2 double bedrooms, allocated parking space and we recommend an internal inspection.

POINTS OF INTEREST

- *Within easy reach of the City centre*
- *Purpose built 1st floor flat*
- *Large lounge & separate kitchen*
- *2 double bedrooms*
- *Allocated parking space*
- *Ideal for first time buyer/investment/retirement*



ROOM DESCRIPTIONS

Entrance Hall

With fitted carpet, radiator and carpeted staircase up to the

First Floor Landing

With fitted carpet and door to a large walk in store cupboard with hanging rails, shelving, eye level storage and hatch to the useful loft storage space.

Living Room

A light and airy room with fitted carpet, double radiator, ample space for a suite and dining furniture and a double glazed window enjoying a pleasant outlook across the communal gardens with Hereford cathedral in the distance.

Kitchen/Breakfast Room

With a range of wall and base cupboards, ample work surfaces with tiled splash backs, single drainer sink unit, space for a breakfast table, vinyl flooring, central spot lighting, built in oven with hob and cooker hood over, space and plumbing for a washing machine, space for a refrigerator, built in airing cupboard also housing the gas central heating boiler, eye level glass display cabinet and shelving.

Bedroom 1

With fitted carpet, radiator, space for wardrobes, and a double glazed window enjoying a pleasant outlook.

Bedroom 2

With fitted carpet, radiator, double glazed window and large built in wardrobe with sliding doors.

Shower Room

With cubicle and glazed sliding doors, low flush WC, pedestal wash hand basin, vinyl flooring, partially tiled wall surround, ladder style radiator/towel rail and recessed spotlighting.

Outside

The property benefits from an outside store cupboard, there is also a communal drying area and bin store

Services

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

Outgoings

Council tax band B - £1,889.10 payable for 2025/2026
Water and drainage rates are payable.

Directions

Proceed north out of Hereford city along Commercial Road crossing the railway bridge onto Aylestone Hill and then taking the second turning on your right onto Southbank Road continuing into Bodenham Road and then turn right signed posted to Arden Court.

Money Laundering Regulations

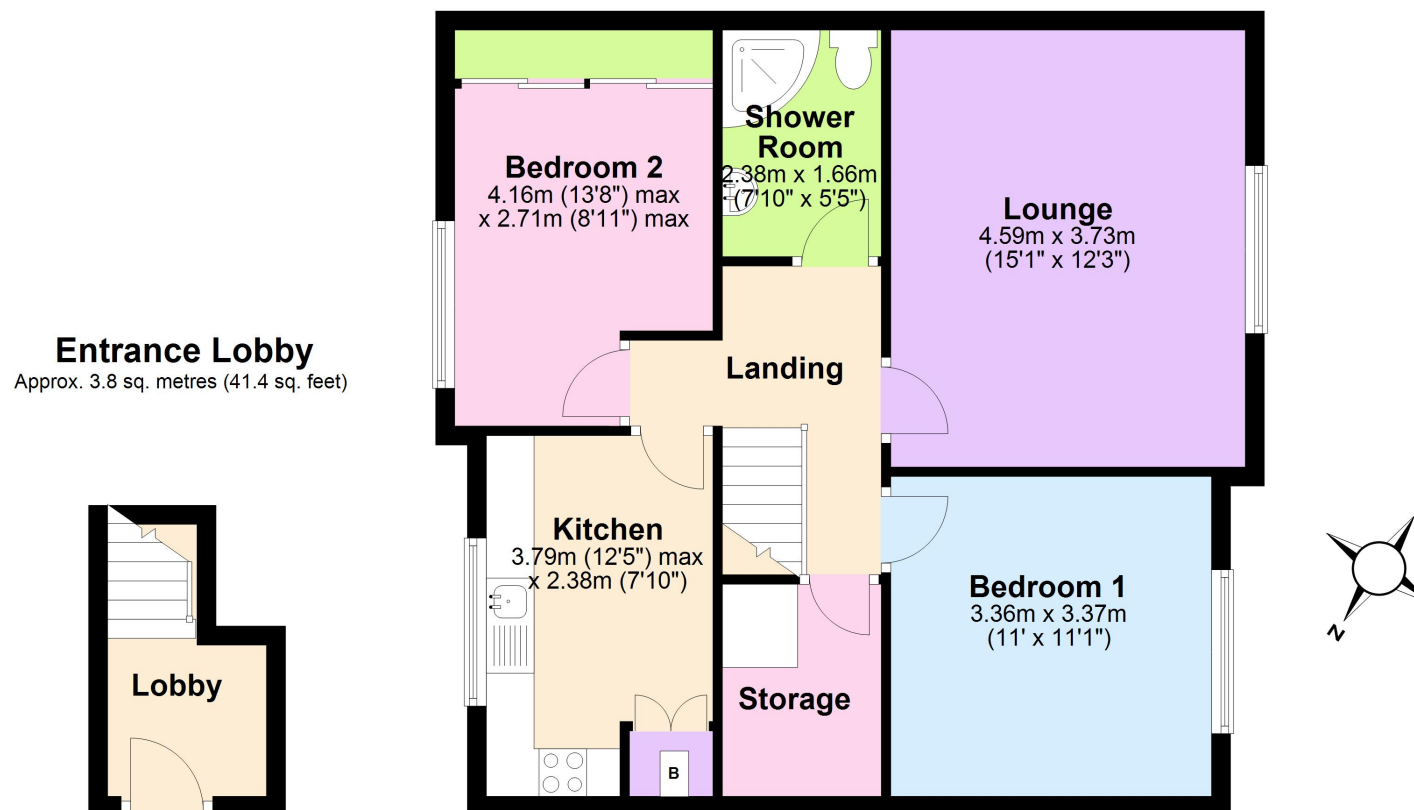
Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

Floor Plan

Approx. 64.6 sq. metres (695.6 sq. feet)



Total area: approx. 68.5 sq. metres (737.0 sq. feet)

9 Arden Court, Bodenham Road, Hereford

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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 | | |
| EU Directive 2002/91/EC | | |