

FOR
SALE



Highfield House Flat 4, Hampton Bishop, Hereford HR1 4JN

£190,000 - Share of Freehold

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

PROPERTY SUMMARY

An impressive first floor apartment pleasantly located on the eastern outskirts of Hereford in a sought-after area about two miles from the City Centre having the benefit of double-glazing, a large lounge/dining room with wood burning stove, fitted kitchen, 2 double bedrooms, bathroom and established communal grounds with parking area. No onward chain.

POINTS OF INTEREST

- *Spacious first floor apartment in an elegant Edwardian house*
- *Period features*
- *2 Bedrooms, built-in wardrobes*
- *Large lounge/dining room*
- *Double-glazing, parking, communal grounds*
- *Long lease/share of Freehold*
- *Sought-after residential area*
- *No onward chain*



ROOM DESCRIPTIONS

Ground floor Communal Entrance Hall

With door and stairs to

First floor Apartment 4

Landing

Hallway

Electric night storage heater with cover and store cupboard with shelving.

Impressive Lounge/Dining Room

Inset woodburning stove with painted wooden surround, electric night storage heater with cover, windows to front and side with pleasant outlook.

Rear Hall

Store cupboard and further cupboard housing the hot water cylinder.

Bedroom 2

Extensive range of built-in wardrobes and window to side.

Bedroom 1

Range of built-in wardrobes, wall mounted electric heater and two windows to the side.

Bathroom

White suite comprising bath with mains shower, tiled surround and glass screen, wash hand basin with cupboard under, WC, tiled floor, ladder-style radiator, shaver light/point, wall mounted electric heater, extractor fan and window.

Outside

The property stands in well-established communal grounds with gravelled drive and parking area.

Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations).

Tenure & possession

Leasehold for a term of 999 years commencing 25 March 1983. Vacant possession on completion.

Agent's Note

The owner of the apartment has an equal share in the Highfield Management (Hampton Bishop) Limited Company which owns the Freehold of Highfield House.

Outgoings

Council tax band A payable for 2023/24 - £1475.20

Water and drainage rates are payable. Service Charge of £70 per month.

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.

No onward chain

Directions

What3words - vines.drop.defend

First Floor
Approx. 79.1 sq. metres (851.2 sq. feet)



Total area: approx. 79.1 sq. metres (851.2 sq. feet)

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

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.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			