

FOR
SALE



Flat 15, Arden Court Bodenham Road, Hereford HR1 2UF

Offers in Excess of £140,000 - Share of Freehold

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

PROPERTY SUMMARY

This excellent modern ground floor apartment is pleasantly located in a conservation area on an exclusive development less than a mile from the city centre of Hereford and particularly well placed for access to the railway station, hospital and further educations colleges (Art, 6th form and Technical).

Constructed in the late 1970s, the property provides spacious accommodation, ideal for investment, retirement or first-time buyers, with gas central heating, replacement double-glazing, a share of the Freehold, and there are lovely communal grounds with designated parking space.

The whole is more particularly described as follows: -

POINTS OF INTEREST

- *Ground floor apartment*
- *Purpose-built*
- *Sought after residential location*
- *2 Good size bedrooms*
- *Gas central heating, double-glazing*
- *Communal garden and parking*



ROOM DESCRIPTIONS

Wide Canopy Porch

With light and door to

Entrance Hall

Radiator, central heating thermostat, carpet and understairs store cupboard with coat hooks.

Kitchen

Fitted with range of contemporary-style base and wall units with worksurfaces and tiled splashbacks, stainless steel sink unit, built-in electric oven, 4-ring electric hob and extractor hood, gas fired central heating boiler, vertical-style radiator, plumbing for washing machine, window.

Lounge/Diner

Radiator, carpet, TV aerial point and south facing rear outlook over garden.

Bedroom 1

Radiator, carpet, window to rear.

Bedroom 2

Carpet, radiator window to front.

Bathroom

White suite comprising panelled bath with mixer tap/shower attachment, shower boarded walls and glass screen, wash hand basin with cupboard under, low level WC, ladder-style radiator, extractor and tiled floor.

Outside

The property stands in well maintained communal gardens extending mainly to lawn with extensive flower borders for which the Leaseholder has full use. In addition there is a drying area and a designated Car Parking Space with further visitors parking spaces provided.

Services

Mains water, electricity, drainage and gas are connected. Telephone

(subject to transfer regulations). Gas-fired central heating.

Outgoings

Council Tax B £1794.59 2024/2025. Water and drainage rates are payable Service charge £70 pcm.

Tenure & possession

Leasehold with a term of 142 years remaining. Vacant possession on completion.

Agents Note

The property has a share of the Freehold.

Directions

From Hereford proceed towards Worcester on the A4103, and after passing the railway station continue onto Aylestone Hill before turning immediately right into Southbank Road. Continue into Bodenham Road where the entrance to Arden Court will be found on the right-hand side. The parking space is on the right-hand side and number 15 is located to the rear of the development on the left-hand side.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering regulations

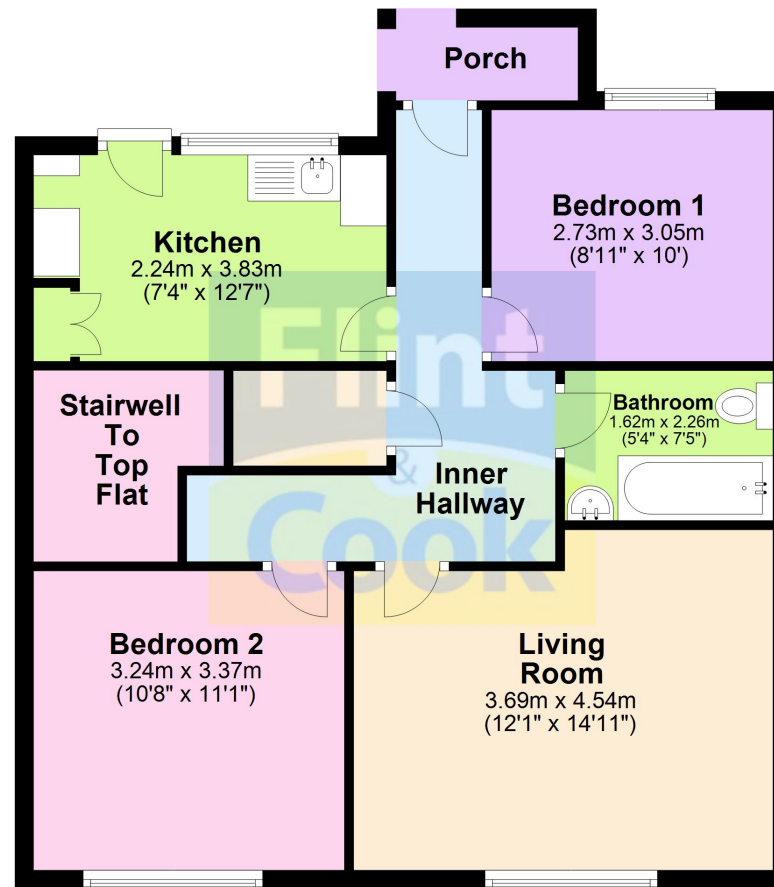
To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

Ground Floor

Approx. 65.9 sq. metres (708.9 sq. feet)



Total area: approx. 65.9 sq. metres (708.9 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	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	73	79
England, Scotland & Wales		
EU Directive 2002/91/EC		