



**Frome Court
Bartestree
Hereford
HR1 4DX**

Offers in Excess of £250,000

bettermove

Frome Court Hereford

Bettermove are proud to present this split level 3 bedroom flat in Bartestree available with no forward chain. The flat is part of the conversion of St Mary convent in the early 2000's. This is a Grade II Listed Building.

The property benefits from single glazing, gas central heating throughout and has off street parking available via allocated private parking for two vehicles. The council tax band is C.

This is a leasehold property with 976 years remaining on the lease; the ground rent is £100 per annum and the service charge is £2,064 per annum.

The interior of this well presented property comprises a spacious living room with dining area and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms including the master bedroom with an ensuite bathroom and the family bathroom. The exterior boasts landscaped communal gardens and stunning cloister approach including feature central courtyard, perfect for enjoying the summer months.

Located in the popular village of Bartestree, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A438 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

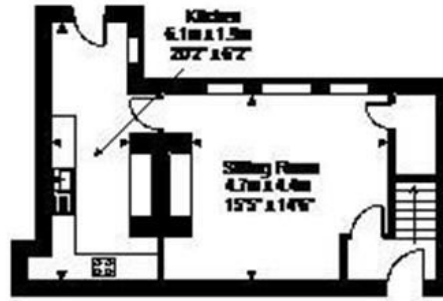
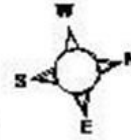
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



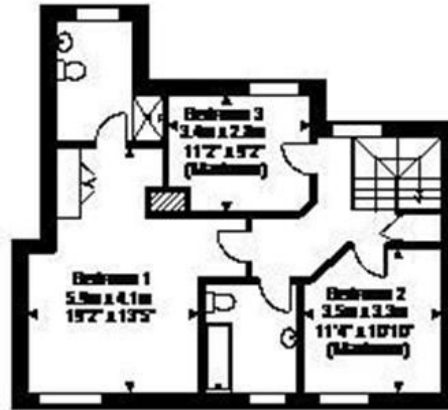
Frome Court, Bartestree, Hereford

Approximate Gross Internal Area

Plot 34 = 1202 Sq Ft/112 Sq M



34 Ground Floor



34 First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position, size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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