

FOR
SALE



14 Woodfield Gardens, Belmont, Hereford HR2 9RN

£265,000 - Leasehold

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

PROPERTY SUMMARY

Stunning first floor apartment, purpose built for over 50's, exclusive residential development, 3 bedrooms, 2 en-suite, garage, covered balcony, lovely communal gardens. Viewing advised.

POINTS OF INTEREST

- *Stunning first floor apartment*
- *Purpose built for the over 50's*
- *Exclusive residential development*
- *3 Bedrooms, 2 en-suites*
- *Garage, covered balcony*
- *Lovely communal grounds*



ROOM DESCRIPTIONS

Communal Hall

With door entry phone system, passenger lift and staircase leading to the first floor landing,

APARTMENT 14

Entrance Hall

Alarm control, radiator, video door entry phone, cloaks cupboard, airing cupboard with radiator, central heating thermostat.

Cloakroom

WC and wash hand-basin, radiator, extractor fan.

Double doors lead into the

Lounge

Radiator, double doors to the covered BALCONY with tiled floor.

Dining Room

Radiator, two windows to the front.

Kitchen

Fitted with a range of contemporary style base and wall mounted units, worksurfaces and splashbacks, built-in electric oven, built-in combination microwave/grill, 4-ring hob and extractor hood, built-in dishwasher and built-in washing machine, built-in fridge/freezer, tiled floor, radiator, two windows to front.

Bedroom 1

Radiator, three windows to rear and the En-suite Bathroom with white suite comprising a bath with mixer tap and shower attachment, wash hand-basin, WC, separate tiled shower cubicle with mains fitment and glass screen, shaver light and point, extractor fan and ladder style radiator.

Bedroom 2

Two windows to the rear, radiator and the En-suite Shower Room with tiled shower cubicle with mains fitment and glass fitment, wash hand-basin, WC, ladder style radiator, extractor fan, shaver light and point.

Bedroom 3/Study

Radiator and window to front.

Outside

There is a GARAGE and lovely communal gardens with a pond, seating areas and a range of ornamental shrubs and trees, lighting and a visitors parking area.

Outgoings

Council tax band 'D' - payable 2022/23 £2080.91

Water – metered supply.

Services

Mains water, electricity and gas are connected. Private (shared) drainage system. Telephone (subject to transfer regulations). Gas-fired central heating.

Tenure & Possession

Leasehold 999 year lease commencing from 2006 with 983 years remaining.

Service charge payable - £173 per calendar month (to include buildings insurance, communal maintenance and lighting, maintenance of the passenger lift and contribution to the shared private drainage system).

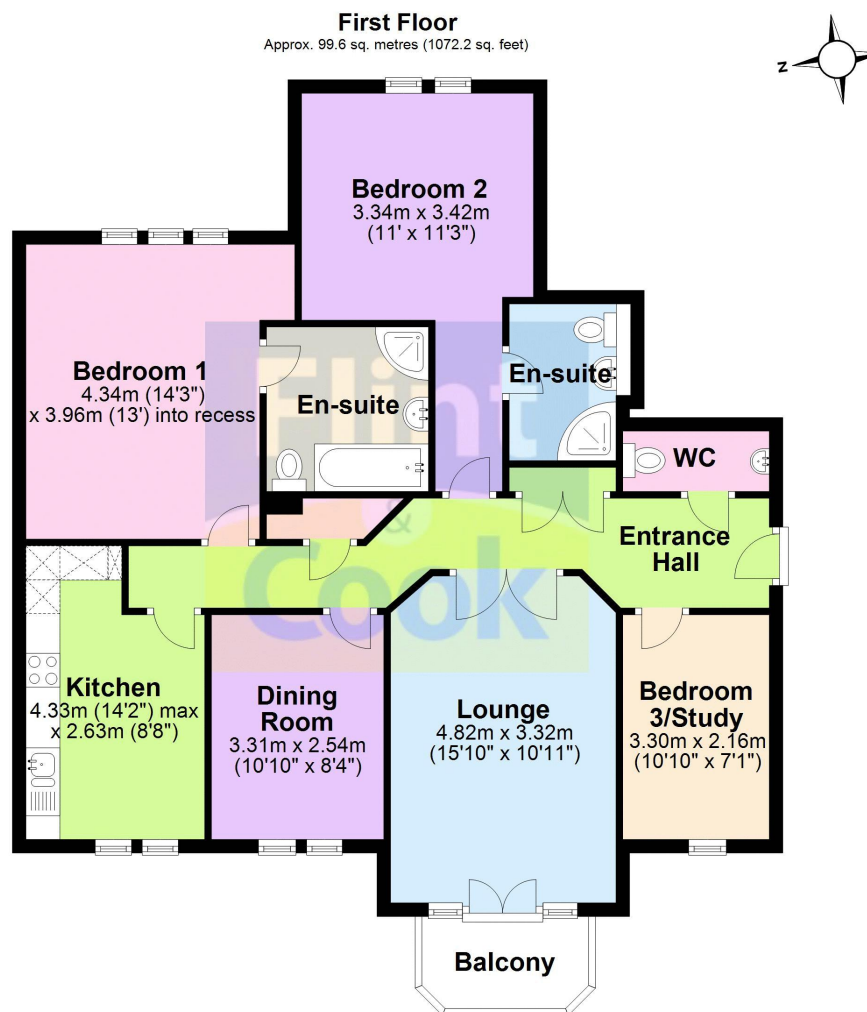
– vacant possession on completion.

Directions

Proceed south out of Hereford City on the A465 Abergavenny Road and after leaving the City outskirts turn right heading towards Belmont Abbey. Continue past Hedley Lodge on the right-hand side and Woodfield Gardens are located on the left.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



Total area: approx. 99.6 sq. metres (1072.2 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	83	84
(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		