



DIRECTIONS

From Hereford city proceed west onto Whitecross Road A438, at the roundabout take the 3rd exit onto Three Elms Road A4110, after approximately one mile turn right onto Grandstand Road and Crest Court can be found on the right hand side. For those who use 'What3words' ///best.gloves.socket



GENERAL INFORMATION

Tenure

Leasehold of 137 commenced in 2018 leaving approximately 130 years remaining. Management fee approximately £50 PCM to include ground rent/service charges combined.

Services

All mains services are connected to the property

Outgoings

Council tax band 'A'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

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

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

48 Crest Court
Hereford HR4 9QD

£115,000



• A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • Single Garage

Hereford 01432 343477

Ledbury 01531 631177



A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

OVERVIEW

A one bedroom second floor apartment situated in the popular area of Bobblestock on the outskirts northwest of the City comprises; double bedroom, lounge, separate kitchen, parking nearby and having the added benefit of a single garage. Crest Court is located in the popular Bobblestock residential district which lies to the north west of Hereford City Centre. In the locality there are a range of amenities including a supermarket, newsagent, takeaways, one stop, Doctors surgery, schools, and public house. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations. In more detail the property comprises: From the communal stairwell front door leads to:

Entrance Hall

Having decorative panelling, carpet flooring, ceiling light point, coat rack, and large storage cupboard with shelving.

Lounge/Dining Room

3.185m x 5.8m (10' 5" x 19' 0") with single ceiling light point, laminate flooring, dual aspect double glazed windows with elevated views, TV and telephone point, electric thermostat controlled heating, and space for dining area.

Kitchen

2.2m x 2.36m (7' 3" x 7' 9") With lino flooring, ceiling light point, double glazed window with elevated views, work surfaces over fitted base units, Belfast style sink and drainer with chrome mixer tap over, space for electric cooker, space for fridge/freezer, space and plumbing for washing machine, and space for tumble dryer over fitted work surface and base unit.

Bedroom

2.8m x 5.0m (9' 2" x 16' 5") With carpet flooring, ceiling light point, double glazed window with elevated views, storage cupboard which houses the immersion heater and storage shelving, thermostat controlled electric heater, and ample power points.

Bathroom

With lino flooring, ceiling light point, wash hand basin with chrome mixer tap over, and electric shower over the bath which is partly tiled surround.

Separate WC

With lino flooring, ceiling light point, and low level WC.

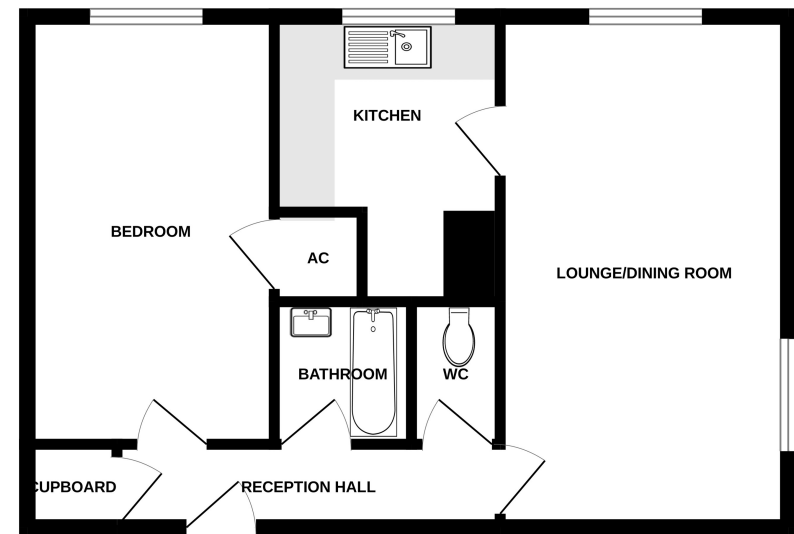
Single Garage

With up and over door.

OUTSIDE

There are communal gardens to Crest Court development which are managed within the Crest Court development committee. There is an allocated single garage belonging to this particular property, and nearby car parking facility.

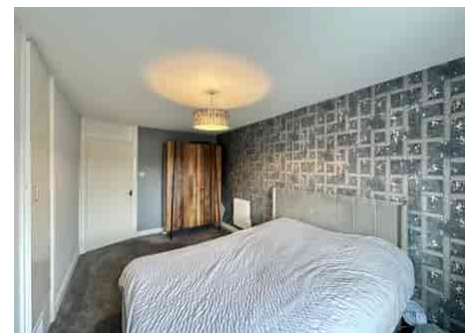
GROUND FLOOR



Made with Metropix ©2025

DIRECTIONS

From Hereford city proceed west onto Whitecross Road A438, at the roundabout take the 3rd exit onto Three Elms Road A4110, after approximately one mile turn right onto Grandstand Road and Crest Court can be found on the right hand side. For those who use 'What3words' ///best.gloves.socket



Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

At a glance...

- ✔ Lounge 3.185m x 5.8m (10' 5" x 19' 0")
- Kitchen 2.2m x 2.36m (7' 3" x 7' 9")
- Bedroom 2.8m x 5.0m (9' 2" x 16' 5")

And there's more...

- ✔ Popular residential area
- ✔ Close to local amenities