

FOR
SALE



15 Burrows Court Hampton Park, Hereford HR1 2SN

£155,000 - Leasehold

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

PROPERTY SUMMARY

A modern, purpose-built ground floor retirement apartment on an exclusive development of just 16 properties, in a highly sought-after residential area less than a mile from the city centre of Hereford, and with a bus stop close at hand.

Specifically designed for the over 60s, with waist high power points, all electric heating, double glazing, and the property has a re-fitted kitchen and shower room with walk-in shower bath. There is designated parking and communal grounds.

POINTS OF INTEREST

- *Ground floor apartment*
- *Small retirement complex*
- *2 bedrooms*
- *Double-glazing, electric heating*
- *Re-fitted kitchen and bathroom*
- *Lovely outdoor seating area*



ROOM DESCRIPTIONS

Entrance hall

Door to

Living room

Feature wooden fireplace surround, electric radiator, full-length window to front, storage cupboard, door to

Kitchen

Fitted with range of Beech-style units with worksurfaces, tiled splashbacks, 1 1/2 bowl sink unit, plumbing for washing machine, built-in electric oven with 4-ring electric hob and extractor hood, space for refrigerator, window and door to rear.

Door leads from the living room to an

Inner hall

Intercom, airing cupboard with hot water cylinder

Bedroom 1

Electric radiator, window to front.

Bedroom 2

Radiator, built-in wardrobe, window to rear.

Bathroom

Side-entry sitting bath with mixer tap and shower attachment, wash hand basin with cupboard under, WC, wall-mounted electric heater, tiled walls, window.

Outside

to the front of the property is a garden area with ornamental shrubs. There is side access to the rear where there is a paved seating area, lawn, shrubs and beech hedging. Rear pedestrian entrance gate. There are communal car parking spaces.

Services

Mains electricity, water and drainage are connected. Electric heating.

Outgoings

Council tax band B, payable 2024/25 £1794.59. Water and drainage rates are payable.

Service charge TBC per quarter (to include buildings insurance, maintenance and lighting of communal areas, site management costs with pull-cord link to Accord Care. The service charge also includes external renewals (glazing etc).

Tenure

Leasehold on a 999 year Lease commenced in 1985. Vacant possession on completion.

Viewing

Strictly by appointment through the Agent's Flint & Cook, 01432 355455.

Directions

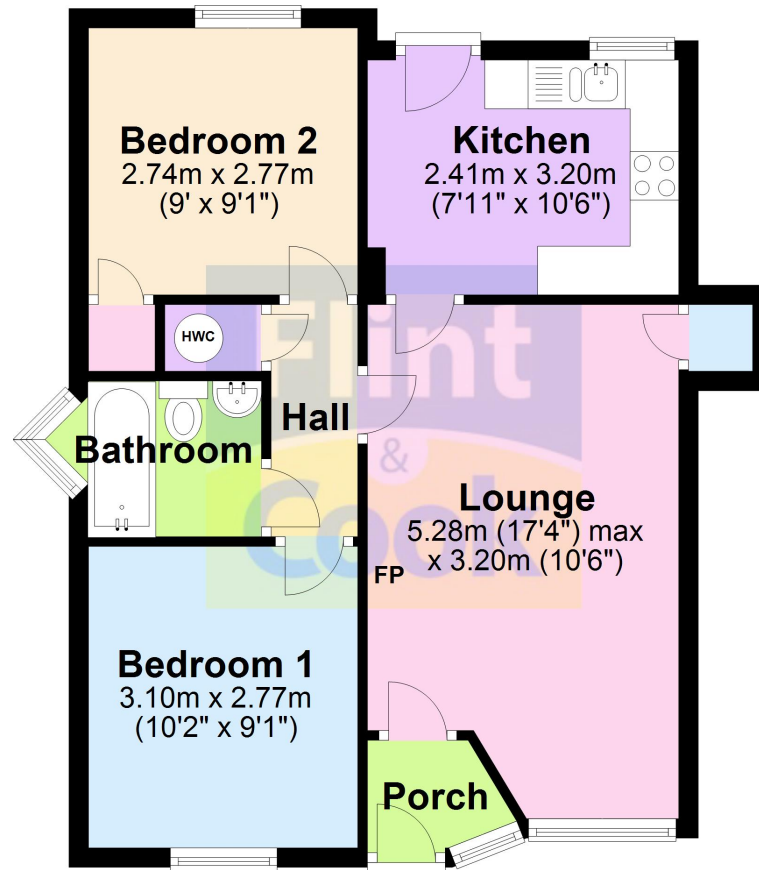
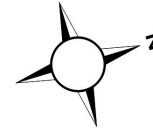
From Hereford proceed towards Ledbury on the A438 and then, just past Hereford fire station, turn right onto the B4224 towards Fownhope (Eign Road). Continue under the railway bridge and then take the 2nd turning on the left into Burrows Court.

Money laundering regulations

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

Ground Floor

Approx. 50.1 sq. metres (539.8 sq. feet)



Total area: approx. 50.1 sq. metres (539.8 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		