

FOR
SALE



54 Frome Court, Bartestree, Hereford HR1 4DX

£225,000 - Leasehold

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

PROPERTY SUMMARY

Situated in this popular village location, a spacious and characterful two bedroom ground floor apartment forming part of this historic grade II listed building being sold with no onward chain and making an ideal home for a first time buyer, investor or somebody looking to downsize.

Comprising of a spacious and welcoming entrance hall with feature archways, beams and beautifully high ceilings with doors leading into the spacious lounge/dining room with kitchen off, two bedrooms and two bathrooms. A viewing is highly recommended.

The village of Bartestree is approximately 5 miles east of Hereford City centre and the village offers a range of amenities including primary school, shop, public house, village hall and daily bus services.

POINTS OF INTEREST

- *Ground floor apartment*
- *Situated within a popular village location*
- *Two bedrooms, two bathrooms*
- *Spacious lounge/dining room*
- *Communal gardens & allocated parking*
- *Sold with no onward chain!*



ROOM DESCRIPTIONS

Ground floor

With entrance door leading into the communal hallway with door to no.54

Entrance door leads into the

Spacious entrance hallway

With fitted carpet, two ceiling light pendants, double glazed sash window with fitted blind overlooking the communal garden, radiator, telephone entry system and doors to

Large lounge/dining room

A fantastic light and airy room with high ceilings and character features and charm throughout with three single glazed sash windows with fitted blinds and shutters, three radiators, two ceiling light points, two wall lights, feature fireplace with electric pebble fire, ample space for both living and dining and archway opening into the

Kitchen

A modern fitted kitchen with matching wall and base cupboards, stainless steel 1 1/2 bowl sink and drainer unit with view across the communal garden through the single glazed sash window, 4 ring gas hob with cooker hood over, integrated double oven, integrated fridge/freezer, washing machine and dishwasher.

Bedroom 1 with en-suite

With fitted carpets, sash window with fitted blind, ceiling light pendant, feature beams, two fitted wall lights, double fitted wardrobe, radiator and door into En-suite shower room

With double width fitted shower cubicle, glass sliding door and tiled surround, low flush w/c, pedestal wash hand basin, chrome heated towel rail, useful storage cupboard housing the fuse box, recess spotlights and extractor.

Bedroom 2

With fitted carpet, radiator, ceiling light point, feature beams and sash window with fitted blind overlooking the communal garden.

Bathroom

A three piece white suite comprising panelled bath with tiled surround and shower over, low flush w/c, pedestal wash hand basin, part tiled surround, recess spotlights, extractor and radiator.

Outside

There are lovely communal grounds which include a central courtyard with various seating areas. There is a designated parking space and further visitors parking is available.

Directions

Proceed east out of Hereford City on the A438 Ledbury Road and after passing through Lugwardine and Bartestree, continue down the hill, turning right after the bus stop into Frome Park and continue towards St Michaels Hospice, the designated parking space is labelled on the right hand side.

Tenure & possession

The property is offered for sale with the remainder of a long lease which was 999 years from 2001 (975 years remaining).

Service charge = £2229.48

Ground Rent = £100 per annum.

The property has the benefit of owning a share of the freehold.

Services

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

Outgoings-

Council tax band C - £2,177 for 2025/2026

Water and drainage rates are payable.

Viewings-

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

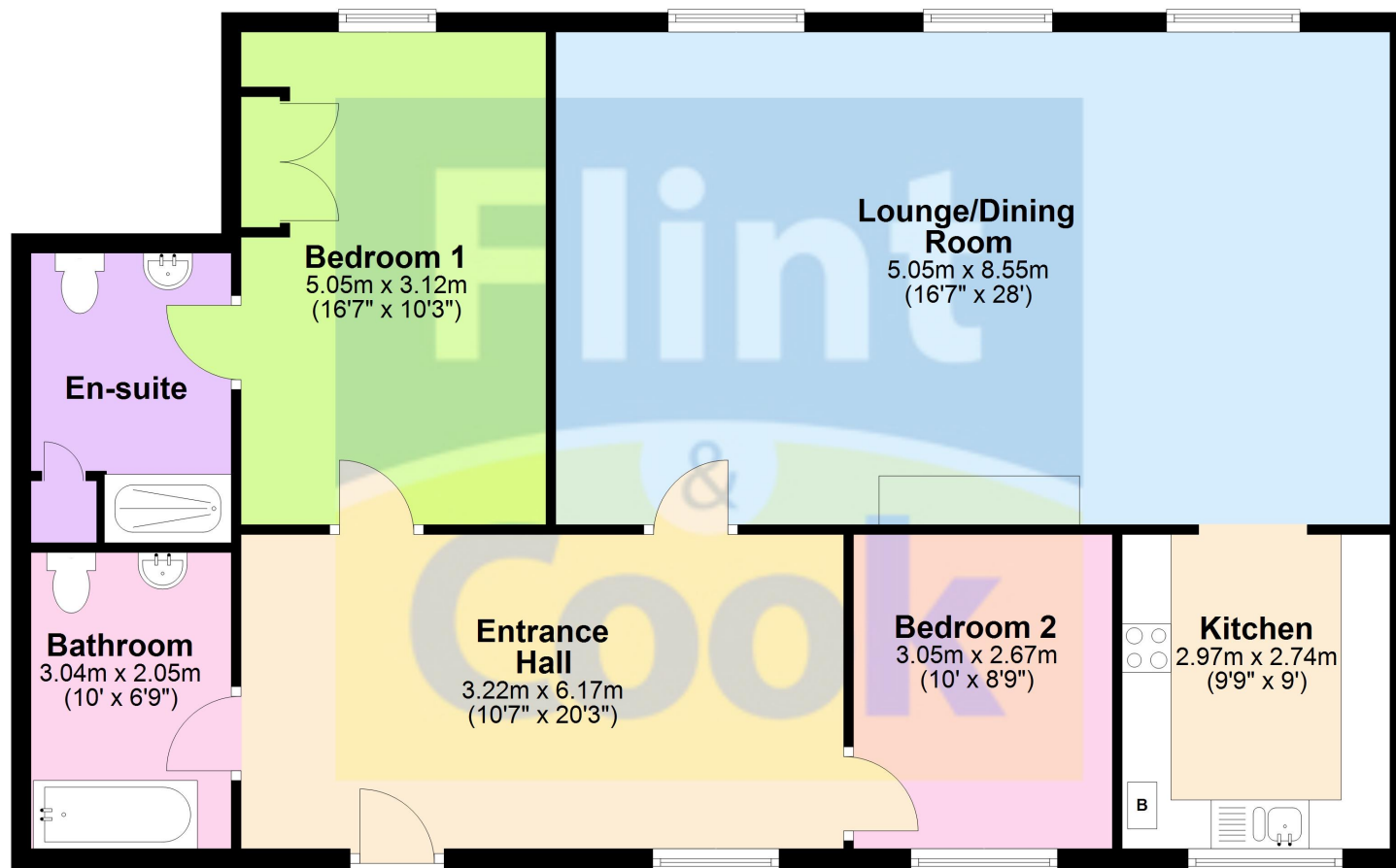
Saturday 9.00 am - 1.00 pm

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. 110.5 sq. metres (1189.8 sq. feet)



Total area: approx. 110.5 sq. metres (1189.8 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		