

FOR
SALE



14 Burrows Court, Hampton Park, Hereford HR1 2SN

£164,000 - Leasehold

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

PROPERTY SUMMARY

Described as the Penthouse of the complex at the time of the development, this first floor retirement apartment is on an exclusive purpose built complex with 2 double bedrooms, double glazing, brand new Economy 7 storage heating and radiators, wet room, larger than average, passenger lift, site managed, range of communal activities.

POINTS OF INTEREST

- *Penthouse style apartment*
- *Exclusive retirement complex*
- *Close to city centre*
- *2 Bedrooms*
- *Recently renovated*
- *Double glazing*
- *Brand new Economy 7 heating*
- *New hardwood flooring*
- *New bathroom & sink unit*
- *Stairlift*



ROOM DESCRIPTIONS

Shared Entrance Hall (2 properties)

With stairlift and door to

Apartment 14 - Hall

New electric storage heater, emergency pull-cord. Hatch to roof space.

Lounge/Dining Room

New electric storage heater, door entry phone, downlighters, large full length windows to the double BALCONY.

Kitchen

With refinished base and wall mounted units, plumbing for washing machine, sink unit, electric cooker point, serving hatch to the Lounge/Dining Room, window rear.

Bedroom 1

Built-in wardrobe, new electric heater, window to rear.

Bedroom 2

New electric heater, window to rear.

Shower Room

Shower cubicle with electric shower, new vanity unit with wash hand-basin with cupboard under, WC, shaver point, electric heater, window, airing cupboard with hot water cylinder.

Outside

There are communal grounds with parking and clothes drying area.

Tenure & Possession

Leasehold on a 999 year Lease commenced in 1985. 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. Service charge also includes external renewals (glazing etc). Vacant possession on completion.

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

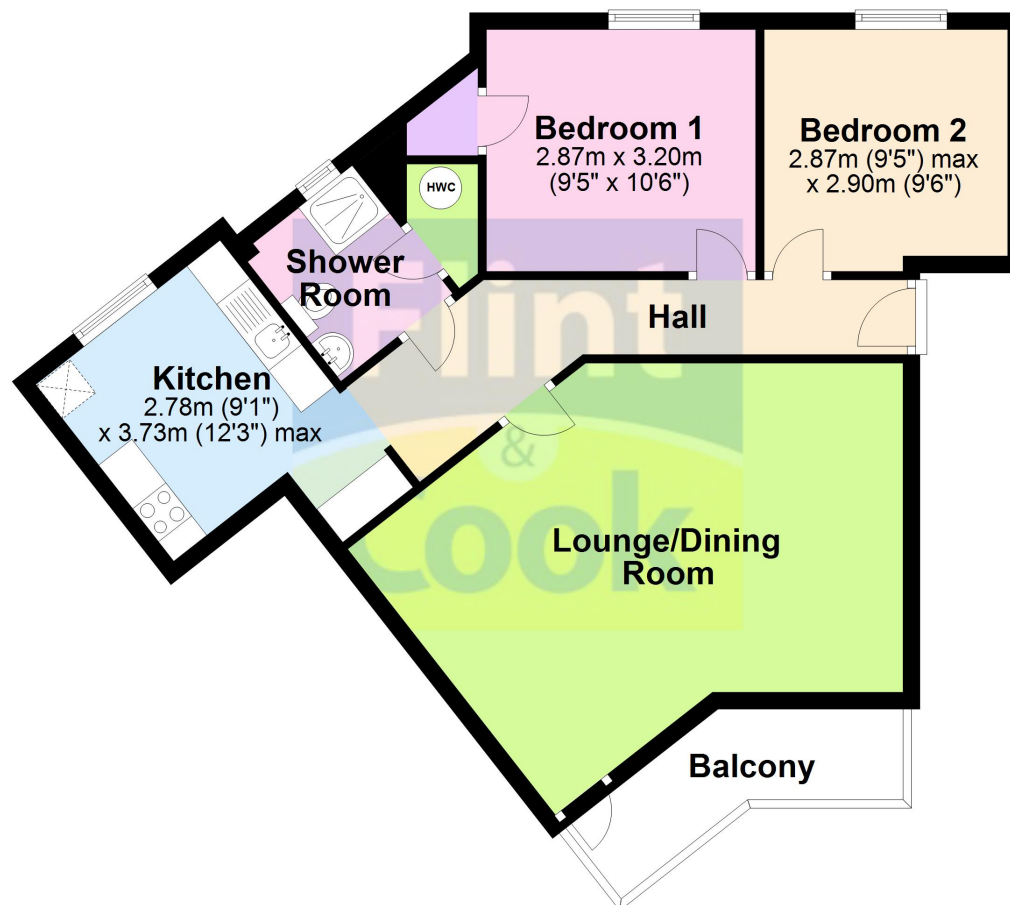
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

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

First Floor

Approx. 64.1 sq. metres (689.6 sq. feet)



Total area: approx. 64.1 sq. metres (689.6 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		
(69-80) C	73	76
(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		