

FOR
SALE



16 Arden Court, Bodenham Road, Hereford HR1 2UF

£165,000 - Leasehold

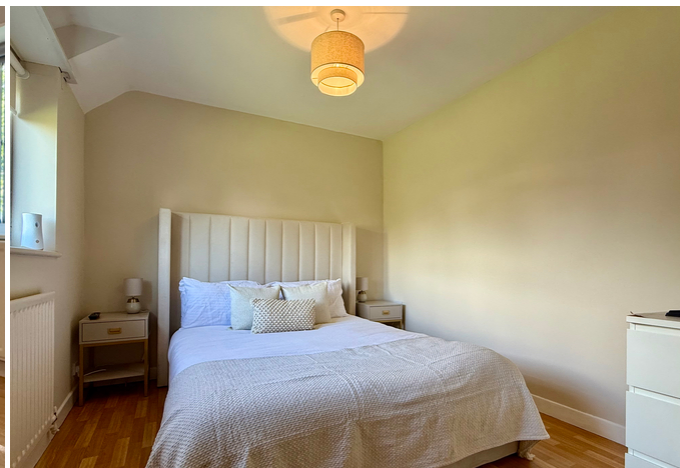
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this sought after residential location, a well presented two bedroom first floor flat offering ideal first time buyer/ investor accommodation and being sold with the added benefit of no onward chain. The property also benefits from two double bedrooms, gas central heating, double glazing and we highly recommend a viewing.

POINTS OF INTEREST

- *No onward chain!*
- *Two bedroom first floor flat*
- *Ideal first time buyer/ investor accommodation*
- *Sought after location*
- *Allocated parking & communal gardens*
- *Gas central heating & double glazing*



ROOM DESCRIPTIONS

Ground floor

Recessed porch with storage cupboard and upvc entrance door into

Entrance hallway

With ample space for coat and shoe storage, radiator, wall mounted fuse box, ceiling light point, vinyl flooring and carpeted stairs leading up

Landing

With vinyl flooring, ceiling light point, central heating thermostat, large storage cupboard and doors to

Living/dining room

With ample space for both living and dining, double glazed window, radiator, ceiling light point and vinyl flooring.

Kitchen

Fitted with matching wall and base units, ample work surface space with tiled splash back, freestanding electric cooker, 1 1/2 bowl sink and drainer unit, integrated fridge/freezer, a slimline dishwasher, under counter space for washing machine and tumble dryer, vinyl flooring, ceiling light point, radiator and double glazed window overlooking the communal gardens.

Bedroom 1

With double glazed window, radiator, ceiling light point, vinyl flooring, ample space for wardrobes.

Bedroom 2

With vinyl flooring, radiator, ceiling light point and double glazed window.

Shower room

With corner fitted shower cubicle with glass sliding doors and tiled surround, low flush w/c, pedestal wash hand basin, chrome heated towel rail, extractor, recess spotlights and vinyl flooring.

Outside

The property has use of the communal gardens and has an allocated parking space, there are further visitor spaces.

Tenure

Leasehold - 984 years remaining

Ground rent £25 per annum

Service charge £71.68 per month

Directions

Proceed north out of Hereford city along Commercial Road crossing the railway bridge onto Aylestone Hill and then taking the second turning on your right onto Southbank Road continuing into Bodenham Road and then turn right signed posted to Arden Court.

Services

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

Outgoings-

Council tax band B - £1,905 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-

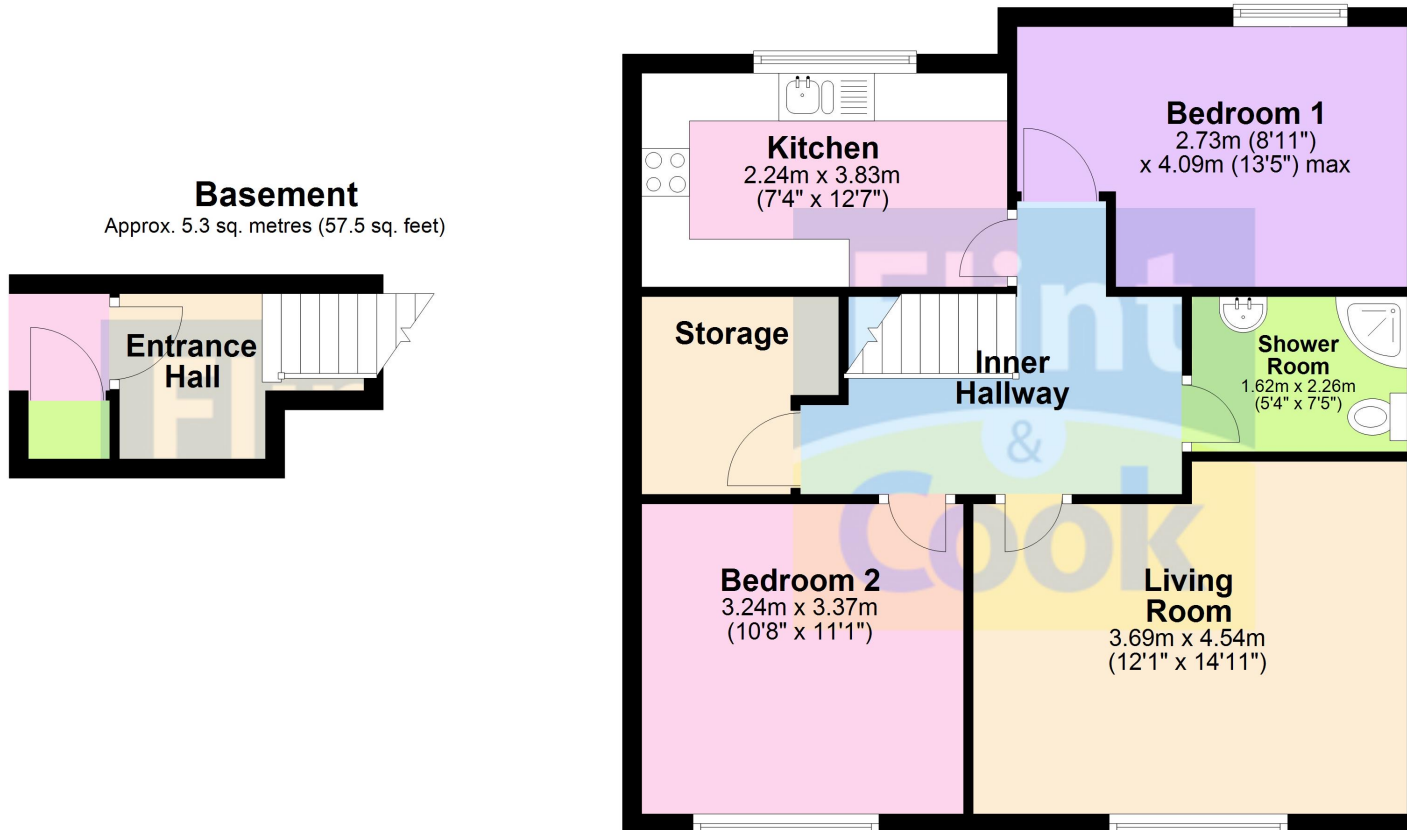
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Ground Floor

Approx. 64.1 sq. metres (689.9 sq. feet)

Basement

Approx. 5.3 sq. metres (57.5 sq. feet)



Total area: approx. 69.4 sq. metres (747.4 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		
(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		