

FOR
SALE



64 Frome Court, Bartestree, Hereford HR1 4DX

£125,000 - Leasehold

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

PROPERTY SUMMARY

Forming part of this popular development in this highly sought after village location, a spacious 1 bedroom basement apartment offering ideal retirement or investment accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, a fully fitted kitchen with a range of integrated appliances, a courtyard garden, allocated parking space and we recommend an internal inspection.

POINTS OF INTEREST

- Popular village location
- Spacious 1 bedroom basement flat
- Large living room & fitted kitchen
- Courtyard garden & allocated parking
- Ideal for retirement or investment
- No onward chain



ROOM DESCRIPTIONS

A staircase

Leads down to the main entrance door and then through to the

Large Living Room

With fitted carpet, 2 double radiators, feature windows, TV aerial and telephone points, central heating thermostat and open plan access to the

Fitted Kitchen

With 1 ½ bowl sink unit and mixer tap over , a range of wall and base cupboards, ample work surfaces with splash backs, a range of integrated appliances including a fridge/freezer, double oven, dishwasher, washer/drier and 4 ring gas hob with splash back and cooker hood over, wall mounted gas central heating boiler, feature windows.

Bedroom

With fitted carpet, double radiator, a range of lighting, a fitted triple wardrobe and a glazed panelled door to the rear courtyard.

Bathroom

With suite comprising a panelled bath with hand grips, tiled surround and shower attachment over with glazed screen, pedestal wash hand basin with shaver socket over, low flush WC, ladder style towel rail/radiator and extractor fan.

Outside

The property benefits from a courtyard garden to both the front and rear, perfect for a table and chairs. The allocated parking space is situated just a short distance away

Agent's Note

The property benefits from a long lease - 999 years commencing 2005.

The service charge is currently approximately £180 per month and the property also benefits from having a share of the freehold.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band C - £2,191 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed east out of Hereford city on the A438 Ledbury Road, go through the village of Bartestree continuing down the hill and then turning right towards Frome Court.

Viewing Arrangements

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.



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