

FOR
SALE



35 Frome Court, Bartestree, Hereford HR1 4DX

£189,950 - Leasehold

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

PROPERTY SUMMARY

This attractive duplex apartment is located on the ground floor in the exclusive Frome Court development which lies about 0.5 of a mile outside the village of Bartestree, amidst rolling Herefordshire countryside, 4.5 miles east of the Cathedral City of Hereford. Within Bartestree there is a shop, fish & chip shop, public house, a village hall and sports playing field, nursery school and primary school. The property is also in the catchment area for Bishop's secondary school and there is St Mary's (RC) secondary school in Lugwardine.

The property was originally part of the Grade II Listed Bartestree Convent and has been beautifully converted to retain original features, where possible, with high ceilings and exposed timbering and with the modern features of a video door entry phone system, passenger lift, gas central heating, open plan living room/kitchen with appliances and very spacious accommodation. There are lovely communal gardens including the cloisters quadrangle and there is a designated parking space and further visitors spaces. We highly recommend an internal inspection.

The whole is more particularly described as follows:-

POINTS OF INTEREST

- *No onward chain!*
- *Must be viewed!*
- *Two bedroom duplex apartment*
- *Allocated parking & communal gardens*
- *Outskirts of a popular village*
- *Ideal first time buyer/ investor accommodation*



ROOM DESCRIPTIONS

Ground floor

With communal entrance door leading in and entrance door to no.35

Entrance hallway

With wood effect flooring, radiator, ceiling light point, smoke alarm, central heating thermostat, telephone entry system, alarm system, carpeted stairs leading up with useful understair storage cupboard and doors to

Bedroom one with en-suite

With wood effect flooring, ceiling light point, radiator, window and door leading out to the courtyard, useful built in wardrobe with cupboard over and door into the

En-suite shower room

With double width cubicle and mains fitment shower head over, tiled surround, low flush w/c, pedestal wash hand basin, heated towel rail, recess spotlights and extractor.

Bathroom

Three piece white suite comprising panelled bath with mains fitment shower head over with tiled surround, low flush w/c, pedestal wash hand basin, two windows, radiator, recess spotlights and tiled floor.

First floor landing

With fitted carpet, ceiling light point, radiator, window overlooking the courtyard and doors into

Bedroom two

With fitted carpet, ceiling light point, radiator and window.

Open plan living

A modern kitchen fitted with matching wall and base units, ample work surfaces over, stainless steel sink and drainer, integrated four ring hob with oven and microwave below with extractor over, integrated fridge/freezer, integrated dishwasher, under counter space for washing machine and wall mounted gas central heating boiler. Ample space with both living and dining with two radiators, two windows, two wall lights and two ceiling light points.

Outside

The property benefits from use of a communal garden space, an allocated parking space with further visitor spaces. There is a communal bike storage space and bin store.

Directions

From Hereford proceed towards Ledbury on the A438 and continue through Lugwardine and Bartestree and then turn right into Frome Court and Frome Park and turn right through the brick pillars and there are numerous visitors space in which to park.

Tenure & Possession

Service charge TBC

Ground rent TBC

Lease length TBC

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

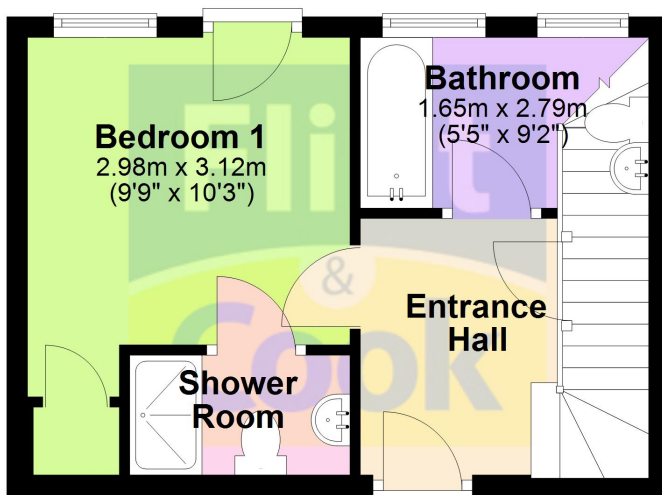
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations-

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

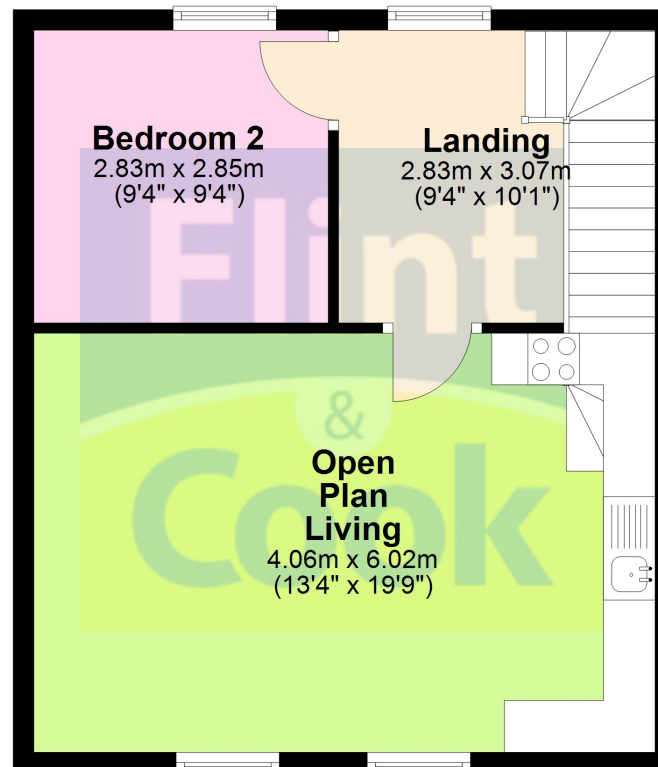
Ground Floor

Approx. 25.5 sq. metres (274.5 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



Total area: approx. 67.6 sq. metres (727.4 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		