

FOR  
SALE



20 Blakemore Close, Hereford HR2 7HZ

£92,500 - Leasehold

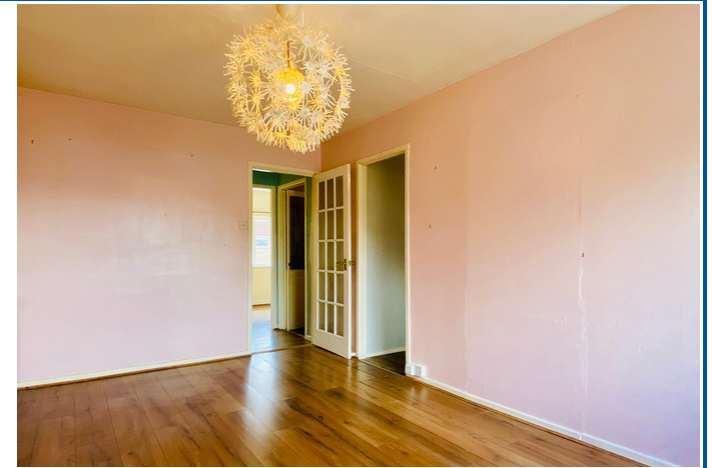
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

## PROPERTY SUMMARY

A first floor flat in popular residential location with one bedroom, lounge, kitchen, bathroom, double glazing, electric heating, allocated parking, garden.

## POINTS OF INTEREST

- *First floor flat*
- *1.5 miles from the City centre*
- *Allocated parking & gardens*
- *NO ONWARD CHAIN*
- *Electric heating*
- *Double glazing*
- *Viewing advised*
- *Close to amenities*



## ROOM DESCRIPTIONS

### **Entrance door leads into the**

#### **Entrance Hall**

With electric heater, fuse board, fitted carpet and staircase leading to the first floor.

#### **Landing**

With door leading into the

#### **Hallway**

Wooden flooring, electric heater, loft hatch, smoke alarm and door to the

#### **Living Room**

Wooden flooring, 2 electric heaters, double glazed window and opening into the

#### **Kitchen**

Vinyl flooring, matching wall and base units with ample worksurfaces, single sink with mixer tap over, 4-ring electric hob and electric oven, tiled splashbacks, double glazed window, pantry-style cupboard, under-counter space for fridge and washing machine.

#### **Bedroom**

Wooden flooring, electric heater, double glazed window and built-in wardrobes and cupboard space.

#### **Bathroom**

Suite comprising panelled bath with electric shower over, low level WC, pedestal wash hand-basin, vinyl flooring extractor fan.

#### **Outside**

The property has the benefit of allocated parking and use of a rear garden.

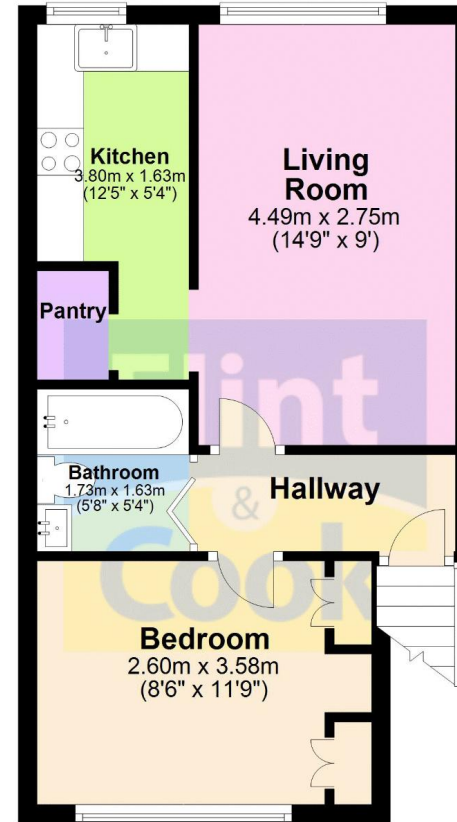
#### **Tenure & Possession**

Leasehold with 141 years remaining.

Service charge and Ground rent payable £200 per annum – vacant possession on completion.

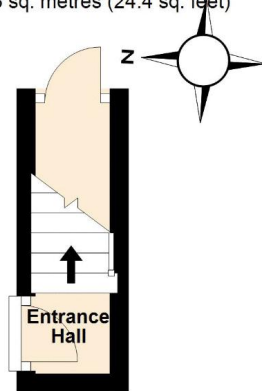
### First Floor

Approx. 34.8 sq. metres (374.9 sq. feet)



### Ground Floor

Approx. 2.3 sq. metres (24.4 sq. feet)



Total area: approx. 37.1 sq. metres (399.2 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+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
		<b>80</b>
	<b>60</b>	

England, Scotland & Wales

EU Directive 2002/91/EC