

FOR
SALE



Highfield House Flat 4, Hampton Bishop, Hereford HR1 4JN

£179,950 - Leasehold

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

PROPERTY SUMMARY

Situated on the eastern outskirts of Hereford, an impressive newly refurbished two bedroom first floor apartment situated in this highly sought after location just 2 miles east of the City Centre. The property which offers a large lounge/dining room, two double bedrooms, a modern fitted kitchen, communal gardens, parking and is being sold with the added benefit of no onward chain.

POINTS OF INTEREST

- *Recently modernised*
- *Spacious first floor apartment in an elegant Edwardian house*
- *Period features*
- *Large lounge/dining room*
- *Long lease/share of Freehold*
- *Sought-after residential area*
- *No onward chain*
- *Two double bedrooms*
- *Double Glazing & Central Heating*
- *Parking*
- *Communal gardens*
- *Viewing highly recommended*
- *Ideal first time buyer/Investor*



ROOM DESCRIPTIONS

Ground floor Communal Entrance Hall

With door and stairs to

First floor Apartment 4

Landing

Hallway

With newly fitted carpet and flooring throughout the whole property, electric heater, a large storage cupboard, airing cupboard, a further small storage cupboard and doors to

Impressive Lounge/Dining Room

With fitted carpet, inset woodburning stove with painted wooden surround, two electric heaters, dual aspect double glazed windows to the front and side with pleasant outlook.

Bedroom 2

With fitted carpet, electric heater and double glazed window to the side aspect with pleasant countryside views.

Bedroom 1

With fitted carpet, electric heater, two double glazed windows to the side aspect with pleasant views.

Bathroom

White suite comprising bath with mains shower, tiled surround and glass screen, wash hand basin with cupboard under, WC, tiled floor, ladder-style radiator, shaver light/point, wall mounted electric heater, extractor fan and window.

Outside

The property stands in well-established communal grounds with gravelled drive and parking area.

Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations).

Tenure & possession

Leasehold for a term of 999 years commencing 25 March 1983. Vacant possession on completion.

Agent's Note

The owner of the apartment has an equal share in the Highfield Management (Hampton Bishop) Limited Company which owns the Freehold of Highfield House.

Outgoings

Council tax band A payable for 2024/25 - £1,553.00
Water and drainage rates are payable. Service Charge of £70 per month.

Money laundering regulations

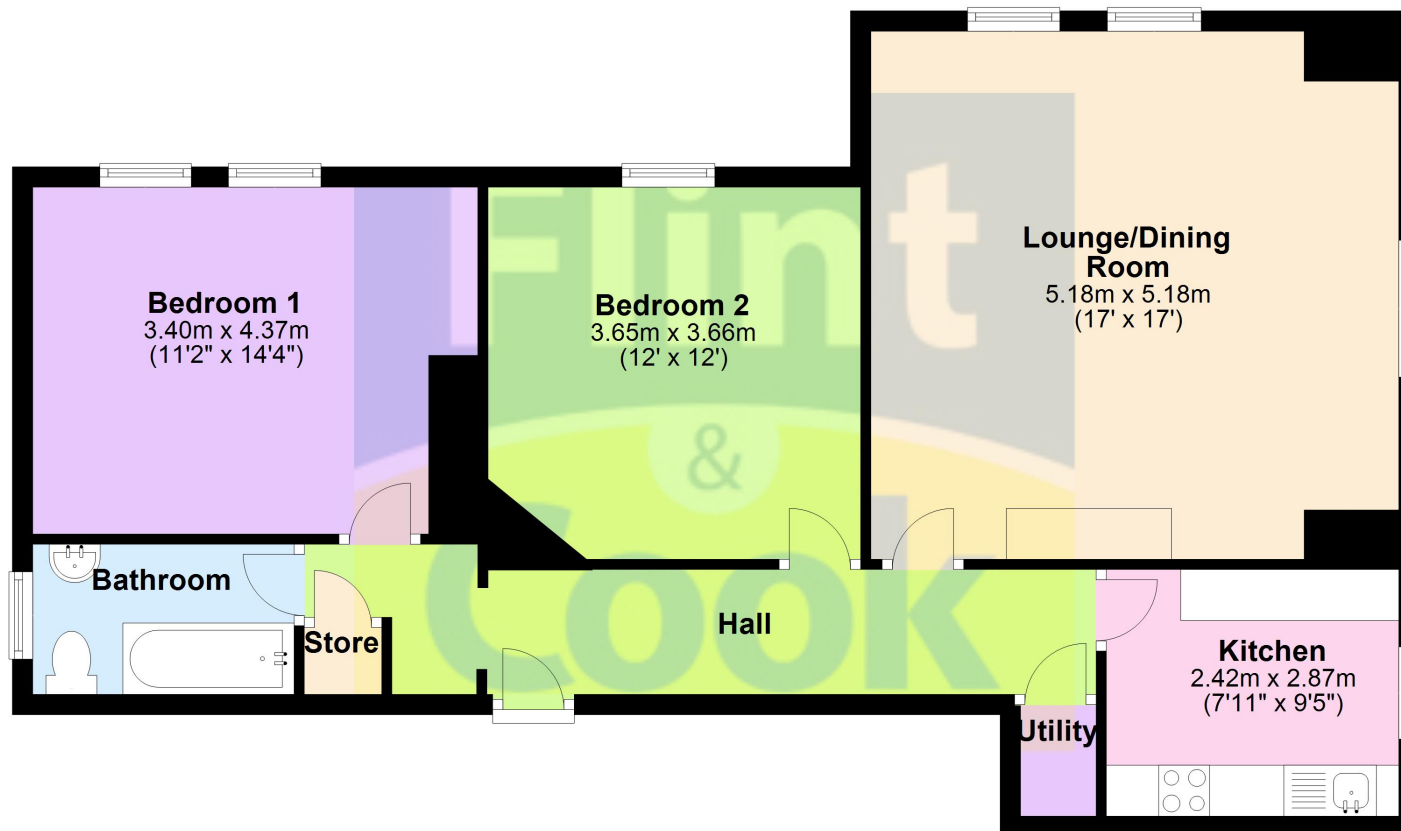
To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Directions

What3words - vines.drop.defend

First Floor

Approx. 79.1 sq. metres (851.1 sq. feet)



Total area: approx. 79.1 sq. metres (851.1 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		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		Not energy efficient - higher running costs
(1-20) G		
England, Scotland & Wales		