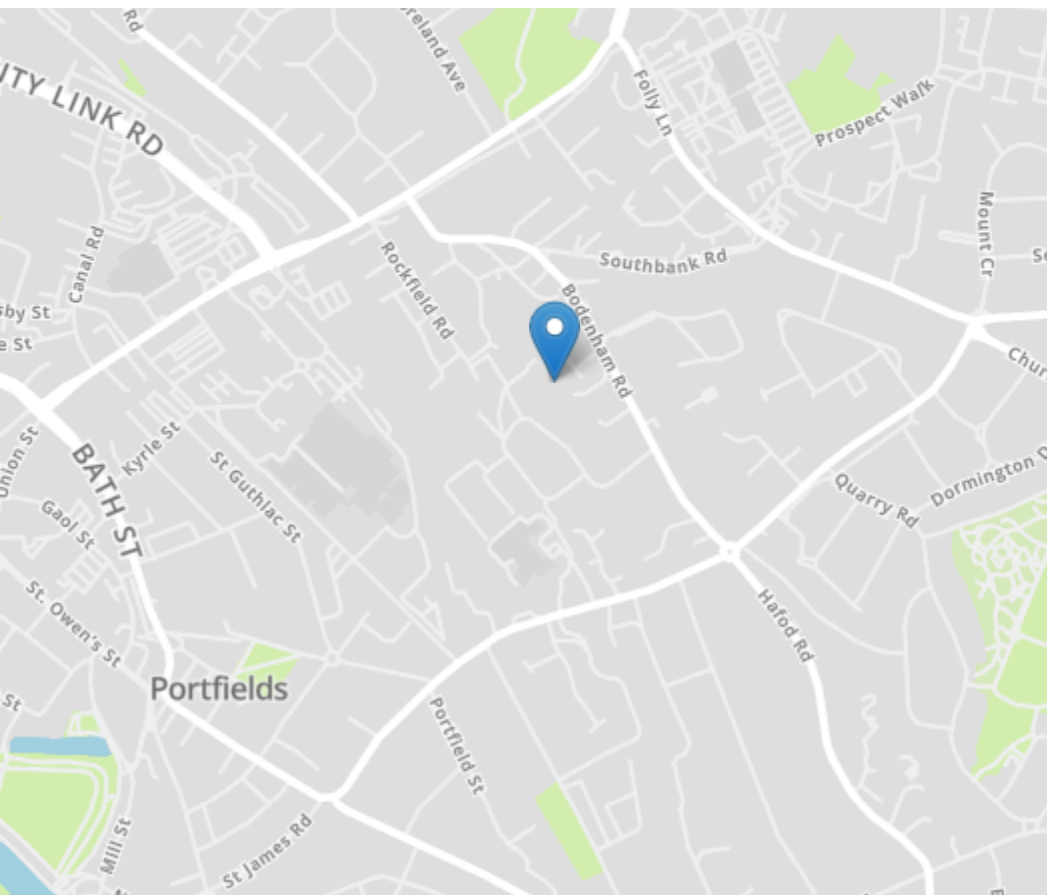




DIRECTIONS

From Hereford City, proceed north-east onto Aylestone Hill, turn right onto Southbank Road which in turn goes onto Bodenham Road, turn right onto Arden Court, and the property is identified at the bottom of the steps on the left-hand side. For those who use what3words, 'changetruckswashed'.



GENERAL INFORMATION

Tenure

Leasehold.

Lease Start: 21/02/2012

Lease End: 29/09/3010

Remaining: 986 years.

Services

All main services are connected to the property.

Outgoings

Council tax Band B.

Service charge and ground rent: £70 pcm.

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in

| 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 | 72 | 78 |

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

Arden Court, Flat 2 Bodenham Road
Hereford HR1 2UF

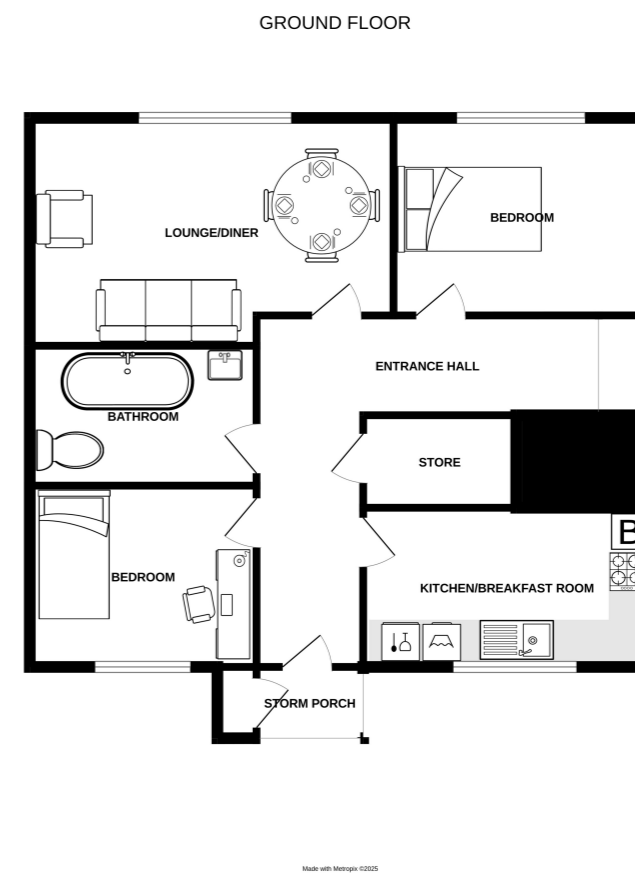
£175,000



• 2 bedroom ground floor apartment • allocated parking space • close to city centre

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

A 2 bedroom ground floor apartment in an established purpose built development, that comprises of C/H and double glazing, with an allocated parking space, and communal gardens.

Arden Court is set behind 2 detached Victorian houses just off Bodenham Road, and is within walking distance to a wide range of amenities. It is close to bus and railway stations, as well as the Hereford County Hospital.

In more detail, the property comprises. Double glazed door at the front elevation leads to:

Entrance Hall

With radiator, carpet flooring, 2 ceiling light points, and a good size understairs storage cupboard with lino flooring.

Door to:

Kitchen

3.9m x 2.3m (12' 10" x 7' 7")

With lino flooring, ceiling light point, double glazed window to the front elevation, central heating boiler, consumer unit, modern kitchen comprising soft close base and wall units, roll top working surfaces with splash tiling above, single drainer stainless steel sink with mixer tap over, freestanding double electric oven with 4 ring electric hob and cooker hood over, space for a fridge-freezer, power points, and space and plumbing for both dishwasher and washing machine.

From the entrance hall, door leads to:

Lounge/Dining Room

4.6m x 3.7m (15' 1" x 12' 2")

With carpet flooring, ceiling light point, radiator, double glazed window to the rear elevation, power points, TV point, and telephone point.

Bedroom 1

3.25m x 3.375m (10' 8" x 11' 1")

with carpet flooring, ceiling light point, double glazed window to the rear elevation, radiator, power points and TV point.

Bedroom 2

3.1m x 2.75m (10' 2" x 9' 0")

With carpet flooring, ceiling light point, double glazed window to the front elevation, radiator, power points and TV point.

Bathroom

With lino flooring, ceiling light point, extractor fan, an updated suite comprising of a freestanding roll top bath on a plinth with a mixer tap over and shower attachment with surrounding tiled walls, radiator, wall mounted mirrored vanity unit, wash hand basin with hot and cold tap over it, and low level WC.

OUTSIDE

Parking

The property has the benefit of an allocated car parking space, and there is also space for visitor parking.



At a glance...

- Kitchen 3.9m x 2.3m (12' 10" x 7' 7")
- Lounge/Dining Room 4.6m x 3.7m (15' 1" x 12' 2")
- Bedroom 1. 3.25m x 3.375m (10' 8" x 11' 1")
- Bedroom 2. 3.1m x 2.75m (10' 2" x 9' 0")

And there's more...

- Close to amenities
- Close to railway station and hospital
- Popular residential area

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.