

FOR
SALE



51 Nicholson Court, Bobblestock, Hereford HR4 9TD

£100,000 - Leasehold

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

PROPERTY SUMMARY

Conveniently situated in a popular residential area a purpose-built ground floor apartment being sold with a tenant in situ, with 1 bedroom, large living room, replacement double-glazing, electric heating and communal gardens. Viewing highly recommended. Cash buyers only.

POINTS OF INTEREST

- *Ground Floor Apartment*
- *Purpose-built complex*
- *Popular residential area*
- *1 Bedroom, large living room*
- *Replacement double-glazing*
- *Calling all investors (tenant in situ)*



ROOM DESCRIPTIONS

Communal Entrance Hall

Door entry phone system.

Entrance Hall

Electric fuse-board, door phone, cloaks cupboard, Airing Cupboard with hot water cylinder, immersion heater and pressurised system.

Bedroom 1

Double-glazed window and electric night storage heater.

Bathroom

Tiled walls and white suite comprising bath with mains shower fitment and screen, wash hand basin with cupboard under, WC, tiled flooring and extractor fan.

Living Room

Wall mounted electric storage heater and double-glazed window.

Kitchen

Fitted with a range of matching units with handmade oak-fronts units, work surfaces and tiled splashbacks, tiled flooring, built-in electric oven, four-ring electric hob and extractor hood, 1 1/2 bowl sink unit with plumbing for washing machine, smoke alarm and double-glazed window.

Outside

There are communal grounds including a parking area.

Directions

Proceed west out of Hereford along Whitecross Road, at the monument roundabout take the 3rd exit onto Three Elms Road then take the right hand turning towards Sandown Drive, proceed into Sandown Drive and Nicholson Court is situated a short distance on the left hand side.

Tenure & possession

Leasehold with 64years remaining (TBC).

Service charge £ pcm

Services

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

Outgoings-

Council tax band A - £1633 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

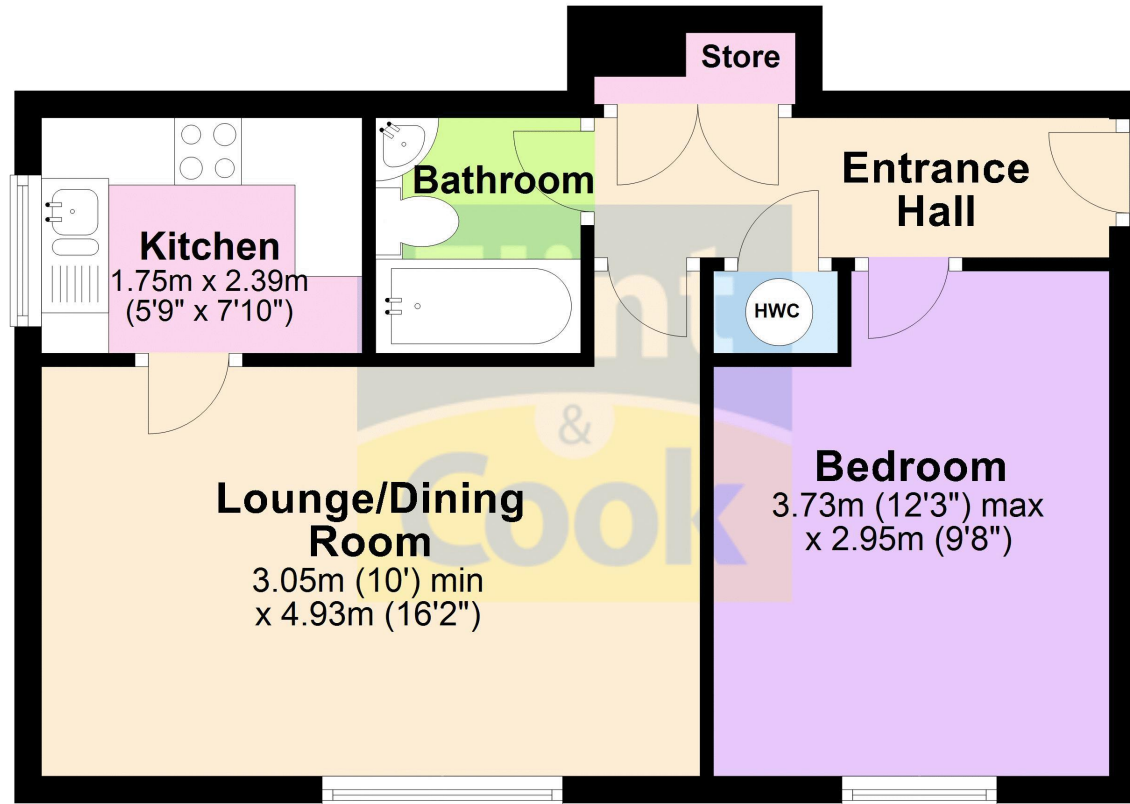
Saturday 9.00 am - 1.00 pm

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. 39.0 sq. metres (420.1 sq. feet)



Total area: approx. 39.0 sq. metres (420.1 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		78	
(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			