

FOR  
SALE



4 Burrows Court, Hampton Park, Hereford HR1 2SN

£149,995 - Leasehold

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## PROPERTY SUMMARY

Retirement bungalow on exclusive development with 2 bedrooms, electric heating, double glazing, site manager. Over 60's.

## POINTS OF INTEREST

- *Retirement bungalow - over 60's*
- *Exclusive development*
- *2 Bedrooms*
- *Electric heating*
- *Double glazing*
- *Site Managed*



## ROOM DESCRIPTIONS

### **Entrance Porch**

With door to the

### **Living Room**

Electric storage heater, window to front, door and serving hatch into the

### **Kitchen**

Base and wall mounted units, worksurfaces, tiled splashbacks, space for electric cooker, hatch to roof space, window and door to rear.

### **A door leads from the Living Room into the Inner Hall**

Storage heater, emergency pull-cord, airing cupboard with hot water cylinder, electric panel heater.

### **Bedroom 1**

Electric panel heater, windows to front.

### **Bedroom 2**

Electric panel heater, built-in wardrobe, window to rear.

### **Bathroom**

Suite comprising a low level bath, wash hand-basin, WC, wall mounted electric heater, extractor fan.

### **Outside**

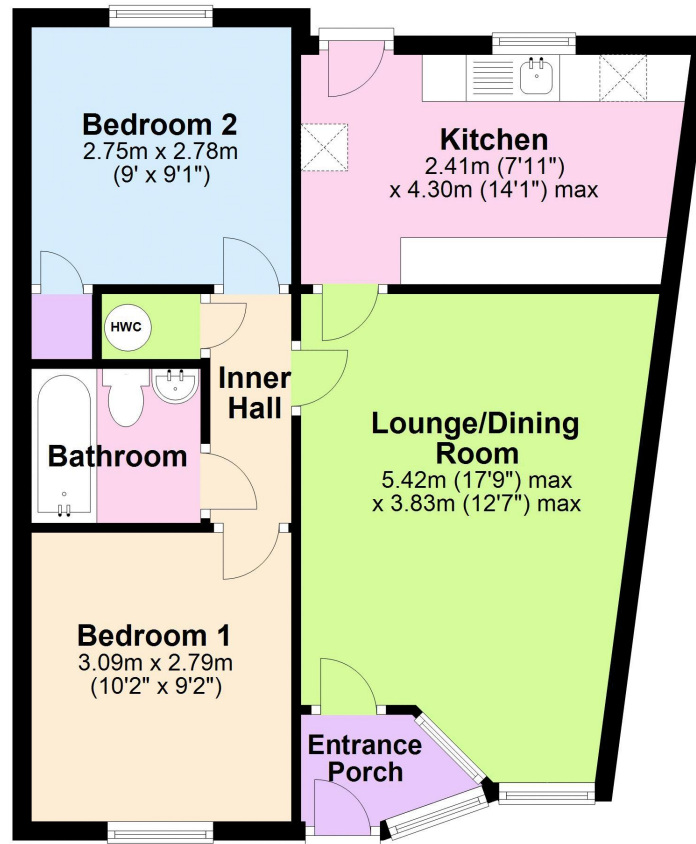
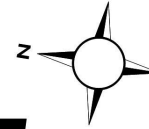
There are well-maintained communal grounds with parking and to the rear there is a pathway with railings beyond which is a stream and a pleasant outlook.

### **Tenure & Possession**

Leasehold on a 999 year Lease commenced in 1985. Service charge £274 per quarter (to include buildings insurance, maintenance and lighting of communal areas, site management costs with pull-cord link to Accord Care. Service charge also includes external renewals (glazing etc). Vacant possession on completion.

### Floor Plan

Approx. 53.5 sq. metres (575.9 sq. feet)



Total area: approx. 53.5 sq. metres (575.9 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

### 4 Burrows Court, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		