

FOR
SALE



Flat 19 Linton Court, Bromyard, Herefordshire HR7 4QJ

£84,000 - Leasehold

37, High Street, Bromyard, HR7 4AE 01885 488166 bromyard@flintandcook.co.uk

PROPERTY SUMMARY

An ideal investment, particularly well situated with lovely views over Bromyard Downs, an excellent 1 bedroom self contained ground floor flat with enclosed porch, night storage heating, a designated car parking space and communal gardens. Converted from the former Bromyard Hospital some years ago, the apartment offers spacious and well proportioned main rooms, and adjoining bathroom and benefits from a brand new kitchen which has just been fitted.

The property enjoys one of the best positions with a lovely easterly outlook across the Downs. A bus service is available close by linking Bromyard and Worcester, and Bromyard offers a wide range of shopping, schooling and recreational facilities.

POINTS OF INTEREST

- *Self contained ground floor flat*
- *BRAND NEW KITCHEN*
- *Views towards Bromyard Downs*
- *Bedroom with adjoining bathroom*
- *Spacious lounge/dining room*
- *Designated car park space, communal gardens*



ROOM DESCRIPTIONS

Entrance lobby

Approached through part glazed front door and having a vinyl floor.

Brand New Kitchen

With a range of matching wall and base units, integrated electric oven and 4 ring induction hob, stainless steel 1 1/2 bowl sink and drainer unit with mixer tap over, ample work surface and splash backs, extractor fan and vinyl floor covering.

Spacious lounge/diner

With night storage heater, TV aerial point, original solid wood flooring and a pleasant rural outlook.

Double bedroom

With night storage heater, two display recesses, carpet and a pleasant rural outlook.

Bathroom

With white coloured suite including panelled bath with mixer tap, shower fitment, screen and tiled surround, pedestal wash hand basin and low level WC, towel rail, mirror, vinyl floor covering, extractor, ceiling spotlight and airing cupboard with slatted shelving and lagged hot water cylinder with dual immersion heaters with timer switch control.

Outside

There are communal gardens and one designated parking place to the rear of the property.

Services

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

Outgoings

Council tax band A, payable 2024/25 £1521.76. Water and drainage - metered supply. Annual service charge and ground rent payable (amount TBC).

Tenure and possession

Lease hold for a tenure of 99 years commencing in 1992 with 69 years remaining. Vacant possession on completion.

Directions

From Bromyard proceed northeast along the A44 Worcester Road. After a mile take the turning on the right signposted Burley, and Linton Court is immediately on the right hand side.

Viewing

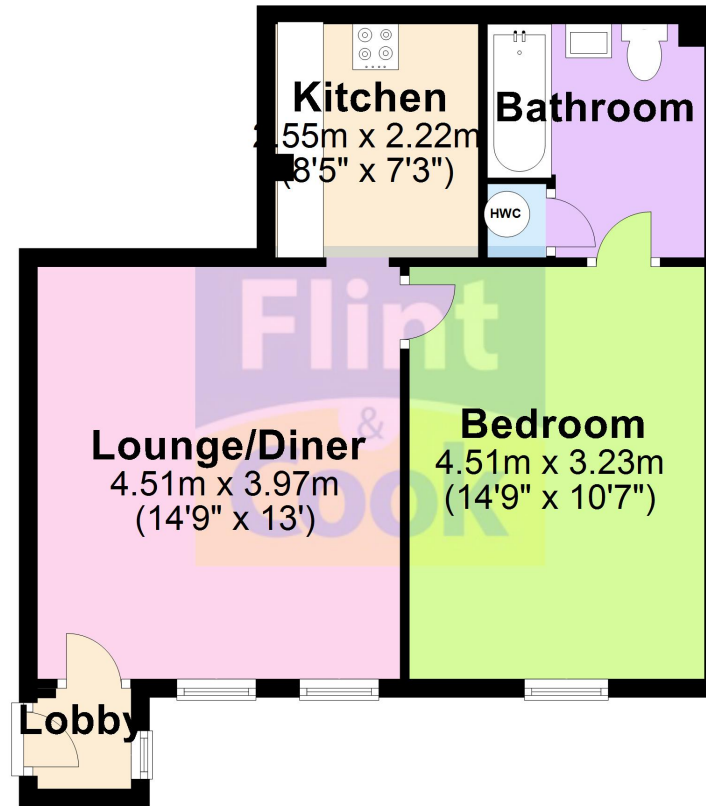
Strictly by appointment through the Agents, Flint and Cook 01885 488166.

Money laundering regulations

Prospective purchasers will be asked to produce identification documentation and proof of funds at the time of making an offer.

Ground Floor

Approx. 46.6 sq. metres (501.1 sq. feet)



Total area: approx. 46.6 sq. metres (501.1 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	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	71	79
England, Scotland & Wales		
EU Directive 2002/91/EC		