

FOR
SALE



4 Burrows Court, Hampton Park, Hereford HR1 2SN

£149,995 - Leasehold

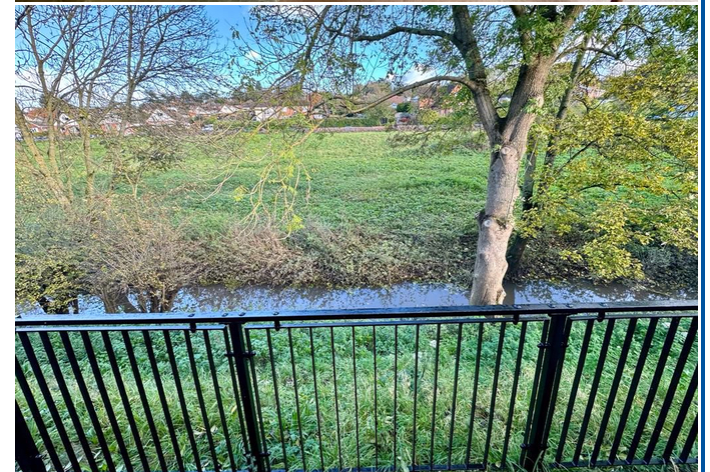
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Retirement terraced 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.

Money Laundering

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

Viewing

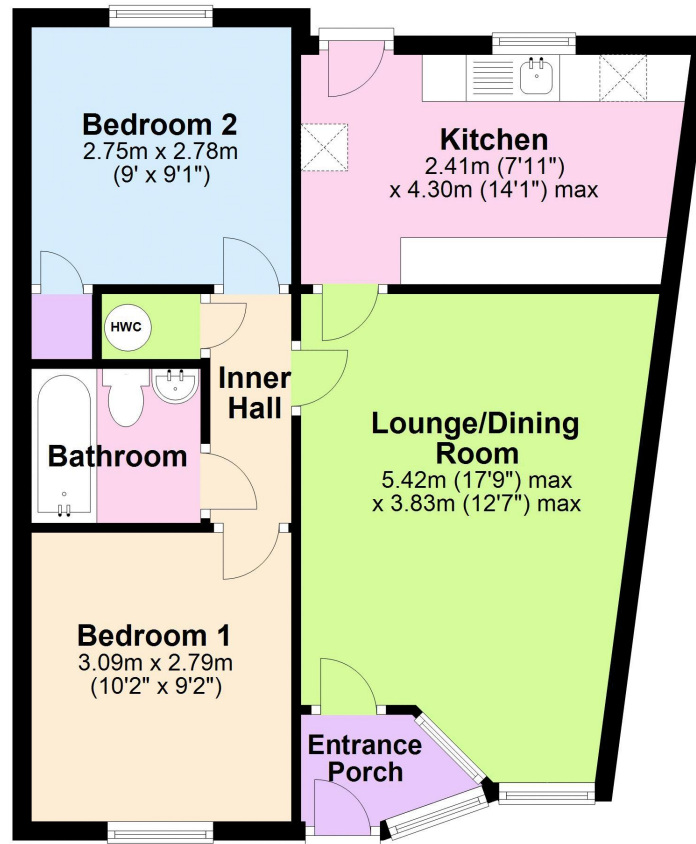
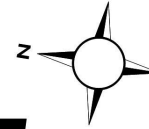
Strictly by appointment through the Agents, Flint & Cook
01432 355455

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

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+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			