

FOR
SALE



60 Crest Court, Bobblestock, Hereford HR4 9QD

£115,000 - Leasehold

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

PROPERTY SUMMARY

A 2nd floor 1 bedroom apartment situated in the popular area of Bobblestock on the north west outskirts of Hereford city in close proximity to local amenities such as shops, supermarket, doctors surgery, public house, bus stop. The property will make an ideal investment or starter home with the added benefit of double glazing and a garage.

POINTS OF INTEREST

- *Off road parking & garage*
- *Ideal investment or starter home*
- *Proximity to local amenities*
- *Second floor apartment*
- *Popular residential area*
- *Ideal first time buyer*
- *Garage*
- *Extended lease*



ROOM DESCRIPTIONS

Entrance Hall

Accessed via a communal entrance hall, with store cupboard.

Living Room

With 2 double glazed windows , storage heater and a stone fireplace surround.

Kitchen

Having a double glazed window, granite effect work tops with a range of wall and base units, space for a washing machine, space for cooker and hob, space for a fridge / freezer and a sink unit with drainer.

Bedroom

With a double glazed window , storage heater, airing cupboard with shelving and hot water immersion tank.

Bathroom

With panelled bath , electric shower, pedestal wash hand basin and separate WC.

Outside

Communal gardens leading to Crest Court's private car park with the garage block just beyond.

Services

Mains water, electricity and drainage are connected.

Outgoings

Council tax band A - payable 2024/25 £1,538.23

Water & drainage rates are payable.

Directions

From Hereford city centre proceed westwards along Whitecross Road, at the roundabout take the 3rd exit for Three Elms Road , after approximately 1 mile Crest Court will be on your right hand side.

Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook - 01432 355455

Tenure & Possession

Leasehold - 138 years remaining.

Service Charge - £35 pcm

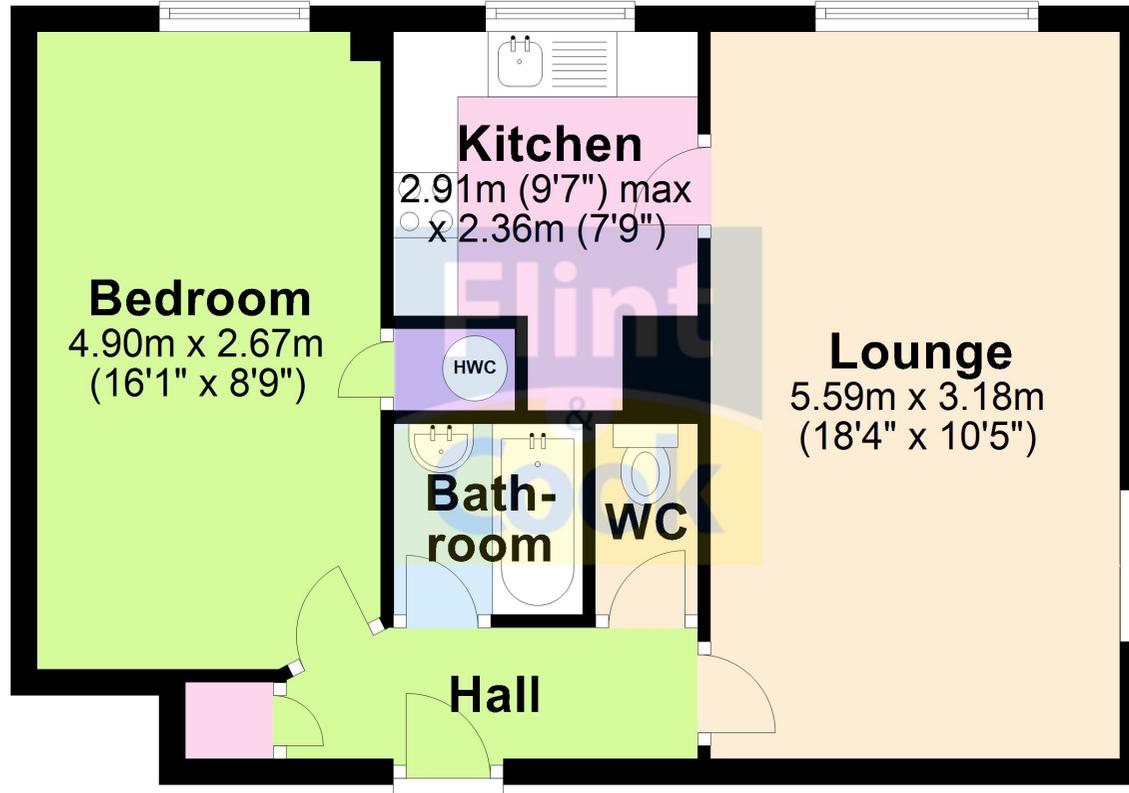
Vacant possession on completion.

Money Laundering Regulations

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

Second Floor

Approx. 46.2 sq. metres (497.0 sq. feet)



Total area: approx. 46.2 sq. metres (497.0 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		79
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			