

FOR
SALE



18 Linton Court, Linton, Nr Bromyard HR7 4QJ

£79,500 - Leasehold

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

PROPERTY SUMMARY

Ideal Investment Extended Lease - pleasantly located in semi-rural surroundings and having lovely views over common land, a self-contained ground floor flat with lounge/diner, kitchen, double bedroom en-suite bathroom, electric heating, car parking and use of communal grounds - NO ONWARD CHAIN.

POINTS OF INTEREST

- *Self-contained ground floor flat*
- *Views towards Bromyard Downs*
- *Lounge, Kitchenette*
- *Bedroom with adjoining bathroom*
- *Car parking, communal gardens*
- *Extended Lease - ideal investment*



ROOM DESCRIPTIONS

Entrance Hall

Approached through glazed front door, carpet and large walk-in cloaks/storage cupboard with hanging rail, hat and coat rail and carpet.

Lounge/Diner

Display mantel with tiled inset, hearth and coal-effect electric room heater, electric night storage heater, TV aerial point, pleasant outlook across The Common through two double-glazed windows and carpet.

Kitchen

Single drainer sink unit (h&c) inset into full width worktop with cupboards, drawer and space with plumbing for washing machine below, additional worktops with cupboards, drawers and storage space below, eye-level wall cupboard, part-tiled wall surrounds, striplight, floor covering and double-glazed window with outlook over communal pleasant courtyard to the rear.

Bedroom

Carpet, electric night storage heater, double-glazed window with front aspect and door to

Bathroom

White suite comprising panelled bath (h&c) with tiled surround and overhead Mira electric shower fitment, pedestal wash basin (h&c) and low level WC, extractor, floor covering, wall heater and Airing Cupboard with slatted shelving and lagged hot water cylinder with dual immersion heaters and timer control.

Outside

There are communal gardens and car parking facility close-by.

Services

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

Outgoings

Council tax band A, payable 2025/26 £1597.89. Water and drainage - metered supply. Annual service charge and ground TBC.

Tenure and Leasehold

Lease extending to 125 years from 2025. 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

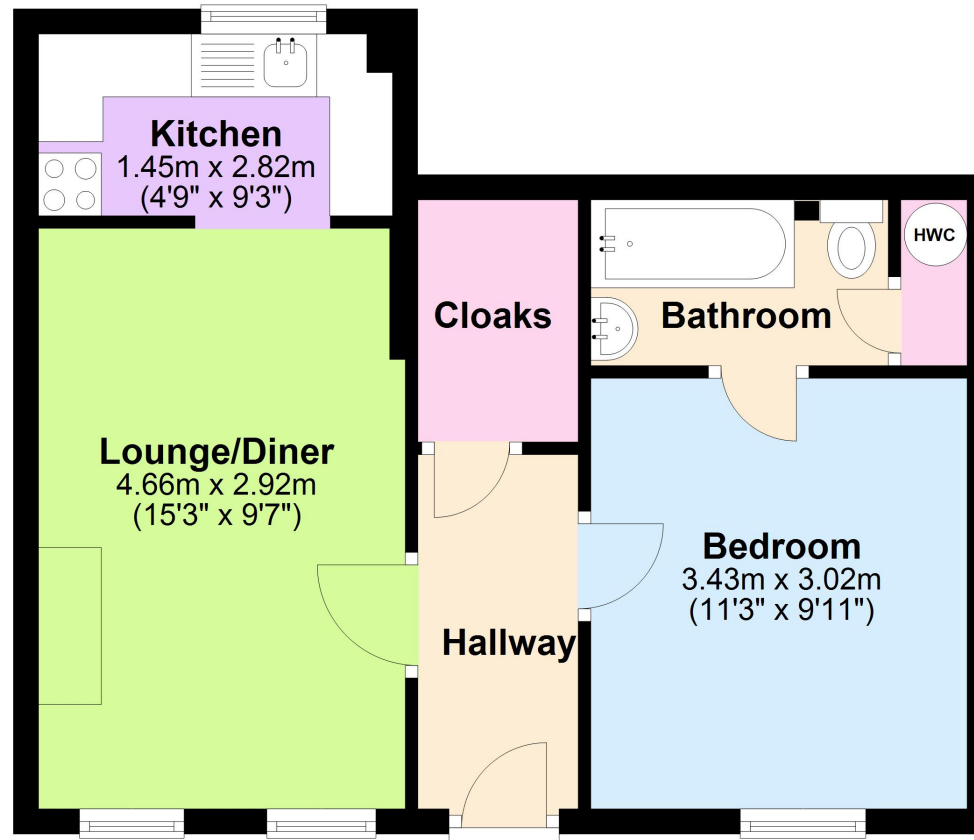
Strictly by appointment through the Agents, Flint and Cook 01885 488166.

Money Laundering Regulations

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

Floor Plan

Approx. 39.5 sq. metres (425.2 sq. feet)



Total area: approx. 39.5 sq. metres (425.2 sq. feet)

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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		
England, Scotland & Wales		
EU Directive 2002/91/EC		