



**GENERAL INFORMATION**

**Tenure**  
Leasehold

**Services**  
All mains services are connected.

**Outgoings**  
Council Tax: Band B

**Viewing**  
By appointment through the Agents:  
Hereford Office  
8 King Street  
Hereford, HR4 9BW  
T: 01432 343477  
E: hereford@shandw.co.uk

Ledbury Office  
14 The Homend  
Ledbury, HR8 1BT  
T: 01531 631177  
E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

**Offers**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.  
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**  
MON - THUR 9.00 am - 5.30 pm  
FRI 9.00 am - 5.00 pm  
SAT (Remotely) 9.00 am - 12:30 pm

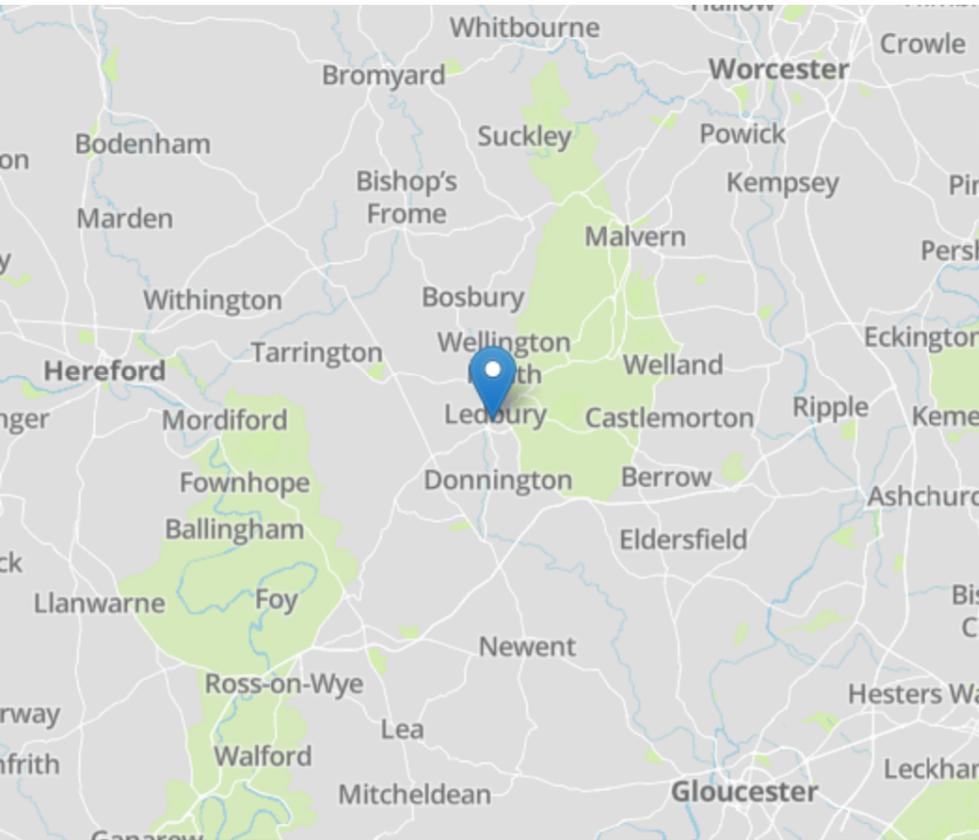
Bethell Court, Flat 7 New Street  
New Street Ledbury HR8 2HE

**£170,000**



**DIRECTIONS**

From our office turn right into Bye Street, continue onto Bridge Street, turn left in Woodleigh Road at the end of the road turn right onto New Street where Bethell Court can be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	76	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



- A well presented first floor apartment.
- Two Bedrooms.
- Allocated Off Road Parking.
- Use of Communal Gardens.

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.  
Made with Merge ©2020

## 7 Bethell Court

### Situation and Description

Bethell Court is situated within walking distance of Ledbury town centre. Number 7 is located on the first floor and offers well presented accommodation to include lounge/dining room, kitchen, two bedrooms, bathroom, allocated parking space, use of communal gardens.

In more detail the accommodation comprises:

### Inside

#### Entrance Hall

with power points, hatch to roof space, door to Storage Cupboard. Doors to:

#### Lounge/Dining Room

14' 7" x 11' 6" (4.45m x 3.51m) with window to front and side, wall mounted fireplace with inset gas fire, radiator, power points, T.V point. Opening to:

#### Kitchen

6' 3" x 14' 7" (1.91m x 4.45m) with window to front, range of worktops with cupboards and drawers under, inset 1 1/2 stainless steel sink with drainer, built-in electric hob with double oven under and stainless steel extractor hood, eye level wall cupboards, integrated dishwasher, fridge/freezer and washing machine, tiled splashbacks, radiator, power points, ceiling spot lights, tiled flooring.

#### Bedroom One

14' 5" x 8' 11" (4.39m x 2.72m) with window to front and side, radiator, power points, double doors to built-in wardrobe.

#### Bedroom Two

10' 10" x 7' 5" (3.30m x 2.26m) with window to side, radiator, power points, door to Storage Cupboard.

#### Bathroom

with panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, ladder style radiator, extractor fan.

### Outside

#### Approach

The property is approached from New Street via wrought iron electric double gates with fob and keypad entry system, leading to the communal parking area where Number 7 has an allocated parking space.

#### Communal Garden

The property benefits from the use of well maintained communal garden which comprises a large lawn with well stocked shrub and floral beds, a gravelled path with hedging leads to a circular seating area. There are communal bin store and bike store. The garden is bound on all sides.

### Information

#### Leashold Information

We understand there is approximately 229 years left on an 250 year lease which commenced in April 2005.

Ground Rent: £125 per annum (paid half yearly)

Service Charge: approximately £2321.28 per annum - which covers communal areas and gardens, door and gate entry system, maintenance of the building, window cleaning and management fees.

Each Flat is required to pay towards the Buildings Insurance: currently £483.22 a year.

### Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.



### At a glance...

- Lounge/Dining Room  
14'7 x 11'6 (4.45m x 3.51m)
- Kitchen  
6'3 x 14'7 (1.91m x 4.45m)
- Bedroom One  
14'5 x 8'11 (4.39m x 2.72m)
- Bedroom Two  
10'10 x 7'5 (3.30m x 2.26m)

### And there's more...

- Well presented first floor flat.
- Two Bedrooms.
- Use of communal garden.
- Allocated Parking Space.