



Studio

# LINTON COURT, FLAT 30 LINTON, BROMYARD, HEREFORDSHIRE, HR7 4QJ

Asking Price

## £52,500

### FEATURES

- Excellent First Floor Studio Flat
- Large Shower Room
- Sold with no Onward Chain
- Well Presented Throughout
- Car Parking and Communal Gardens
- Ideal for a First Time Buyer/Investor



# 1 Bedroom Studio located in Bromyard

## Property Description

An ideal investment property situated close to Bromyard Downs and between the City of Worcester (13 miles) and the M5, and Hereford (15 miles). This excellent first floor studio flat has a good sized living space, kitchen area and a well laid out modern shower room. There is a designated car parking space and communal gardens.

Being sold with no onward chain, the property also offers ideal accommodation for a first time buyer or someone looking to downsize.

## Main Entrance Hall

A communal entrance door with door entry system leads into the main hall with stairs to the first floor, meter cupboards, lights and carpet.

## First Floor Landing

With front entrance door to Flat 30.

## Hallway

With coat rack, shelf, intercom system, carpet, ceiling light and smoke alarm.

## Large Open Plan Living Area

This is a light airy room with windows to both aspects, feature

electric fire, carpet, ceiling light pendants, shelving and large storage cupboard. There is a peninsular kitchen work top dividing the living space from the

## Kitchen Area

This has a range of base cupboards and drawers with work tops, ceramic wall tiles, wall mounted cupboards, space for fridge, corner cupboard housing freezer, Belling electric ceramic hob and oven, extractor, vinyl flooring, window to courtyard, 1 1/2 bowl sink and drainer, ceiling spot light fitment and smoke alarm.

## Shower Room

With low flush WC, vanity wash basin with cupboard under, mirror, mosaic tiling, vinyl floor covering, shower cubicle with Myra Event electric power shower, electric panel heater, ceiling light fitments, extractor, fuse board, cupboard with space and plumbing for washing machine, airing cupboard with cylinder, shower pump and stopcock.

## Outside

There is a lovely communal garden, drying area and allocated parking for one car.

## Property Services

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



## Outgoings

Council tax band A, payable 2025/26  
£1597.89

Water and drainage - metered supply.  
Annual service charge and ground rent  
payable (£124.38 PCM)

## 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 Arrangements

Strictly by appointment through the  
Agent, Flint & Cook, Bromyard (01885)  
488166

## Opening Hours

Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 1.00 pm

## Money Laundering Regulations

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





Total area: approx. 31.6 sq. metres (339.7 sq. feet)  
**30 Linton Court, Bromyard**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

