



Flat

# FLAT 19 LINTON COURT, BROMYARD, HEREFORDSHIRE, HR7 4QJ

Asking Price

## £84,000

### FEATURES

- BRAND NEW KITCHEN
- Spacious lounge/dining room
- Self contained ground floor flat
- Views towards Bromyard Downs
- Designated car park space, communal gardens
- Bedroom with adjoining bathroom



# 1 Bedroom Flat located in Herefordshire

## Entrance lobby

Approached through part glazed front door and having a vinyl floor.

## Brand New Kitchen

With a range of matching wall and base units, integrated electric oven and 4 ring induction hob, stainless steel 1 1/2 bowl sink and drainer unit with mixer tap over, ample work surface and splash backs, extractor fan and vinyl floor covering.

## Spacious Lounge/Diner

With night storage heater, TV aerial point, original solid wood flooring and a pleasant rural outlook.

## Double bedroom

With night storage heater, two display recesses, carpet and a pleasant rural outlook.

## Bathroom

With white coloured suite including panelled bath with mixer tap, shower fitment, screen and tiled surround, pedestal wash hand basin and low level WC, towel rail, mirror, vinyl floor covering, extractor, ceiling spotlight and airing cupboard with slatted shelving and lagged hot water cylinder with dual immersion heaters with timer switch control.

## Outside

There are communal gardens and one designated parking place to the rear of the property.

## Services

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

## Outgoings

Council tax band A, payable 2024/25 £1521.76.

Water and drainage - metered supply.

Annual service charge and ground rent payable (amount TBC).

## 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 - Bromyard

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.

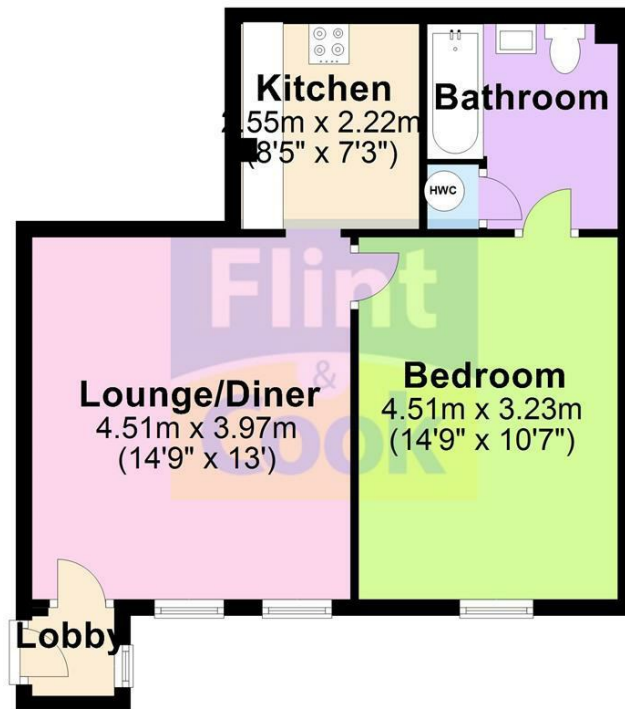




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## Ground Floor

Approx. 46.6 sq. metres (501.1 sq. feet)



Total area: approx. 46.6 sq. metres (501.1 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.



| 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>                            |         |                         |
| (55-68) <b>D</b>                            | 71      | 79                      |
| (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.

