



ROSEDALE COURT 26 SHERFORD STREET BROMYARD HR7 4DL

£159,000
LEASEHOLD

This spacious 3-storey maisonette is one of 4 apartments in a purpose-built block situated in a mature residential locality close to the centre of the historic town of Bromyard, and also well placed for access to the towns of Ledbury, Malvern, Leominster and Tenbury Wells, all approximately 12 miles distant.

The property was completed to a high standard, and has versatile accommodation ideal for retirement or family occupation, with ground floor dining/kitchen area, 2 first floor bedrooms and a second floor sitting room/3rd bedroom. The property also has gas-fired central heating, double-glazing and communal garden and patio areas to the rear.



ROSEDALE COURT 26 SHERFORD

- Communal garden to the rear • Long lease/share of Freehold • Gas central heating, double-glazing • Well-presented throughout • Splendid self-contained Maisonette • Versatile 3-storey accommodation • Second floor living.bedroom • Viewing highly recommended • 2 first floor bedrooms



Canopy porch

Door with entry-phone system to the

Communal hallway

Cupboard housing the electric meters, uPVC door to rear garden, door to Apartment 4.

Entrance hall

Laminate flooring, carpeted staircase to first floor, door to

Downstairs cloakroom

Laminate flooring, wash hand basin, WC, radiator.

Kitchen/dining room

Range of base and wall units with worksurfaces and tiled splashbacks, sink unit, space for dishwasher, washing machine, fridge and freezer, oven and gas hob with overhead extractor, wall mounted gas-fired combination boiler, providing central heating and instant hot water, 2 windows to the rear.

First floor landing

Carpet, access to

Bedroom 1

Built-in storage cupboard, carpet, radiator, window to rear.

Bedroom 2

Built-in storage cupboard, carpet, radiator, window to rear.

Bathroom

Suite comprising bath with mains shower fitment and

glass screen, tiled surround, wash basin with tiled splashback and low level WC, radiator, downlighters.

The staircase continues to the second floor landing

Carpet, door to

Living room/possible bedroom 3

Sloping ceilings, carpet, radiator, window overlooking the rear garden.

Services

Mains electricity, water, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band B, payable 2024/25 £1886.82.

Water and drainage - metered supply.

Service charge currently £55 per month to include insurance and maintenance of the common areas.

Outside

The property is approached over a small brick-paved courtyard area with a bin storage area and gas meters. To the rear there is a paved patio area with individual storage sheds. Steps lead up to the raised communal lawn with mature flower borders and an area designated for garden sheds to the rear. External lighting. Garden tap. Communal drying area.

Directions

From the square in the town centre, walk down hill towards Sherford Street passing the Dr Who exhibition on your right-hand side. Rosedale Court will be found on the right-hand side after a short distance, as indicated by the Agent's FOR SALE board.

Viewing

Strictly by appointment through the Agent, Flint & Cook, 01885 488166.

Money laundering regulations

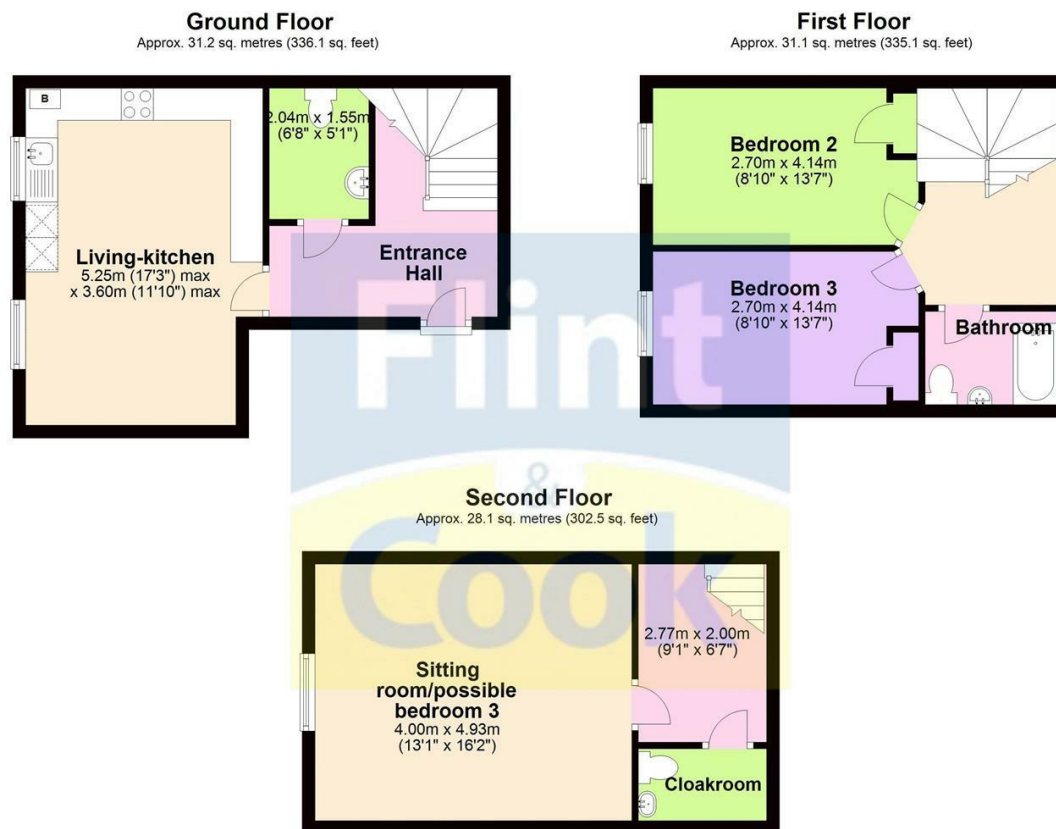
Prospective purchasers will be required to provide address verification, identification and proof of funds at the time of making an offer.

Tenure

Leasehold on a 999-year lease commenced in 2008, with 983 years remaining. The purchaser will acquire a quarter share of the freehold through the Rosedale Court Management Company.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: B

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/tenants are advised to recheck the measurements

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