



LITCHFIELD LODGE APT  
Bodenham Road HR1 2TS



## Litchfield Lodge

Flat 6, 32 Bodenham Road  
Hereford  
HR1 2TS



Well maintained  
throughout



A very comfortable first floor apartment, in a desirable part of the city, offering well appointed and refurbished living space with allocated parking and communal gardens.

Guide Price £149,500

### Situation and Description

This excellent apartment is situated in one of the city's most popular and prestigious roads, with a mix of large individual houses and attractive apartments. Litchfield Lodge is well positioned within Bodenham Road and is within easy walking distance of an excellent choice of facilities including a main line train station.

The apartment itself is well presented throughout and offers plenty of light and space with high ceilings. Recently upgraded, there are new windows, a modern kitchen, a shower room and electric heating. From the living room there are distant views over the city and outside provides plenty of parking with communal gardens.

From Bodenham Road a driveway leads into a large parking area to the front and rear with allocated space for the apartment. Steps lead up to a communal front door and entrance hall with telephone entry system, fitted carpet, timed lighting and a staircase to the first floor. No. 6s door provides access into a small hall with access to a good-sized open plan kitchen/living room with double glazed windows on two sides and far-reaching views. Exposed brickwork gives the room character which balances with the modern fitted kitchen that includes integrated, oven hob, extractor and dishwasher.

On the other side of the hall the large double bedroom is light and airy, and again has a dual aspect, and a modern Newlec heater. A separate shower room has all the usual fittings and includes a double shower cubicle and airing cupboard.

### Outside

There are communal parking areas to the front and rear and a communal garden at the rear of the plot.

### Services and Considerations

Mains electricity, water and drainage are all connected. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council Tax Band: A = £1538.23. EPC D 60/76. Broadband: Full fibre to the property. Tenure Leasehold, 190 years remaining. Annual Service Charge £840.00. Ground Rent £50.00. Allocated parking to the front for 1.

### Directions [///ample.vast.even](#)

From the city centre follow the signs for Worcester and take the A465 past the railway station and take the second right hand turn into Southbank Road. Continue round the bend into Bodenham Road and Litchfield Lodge, with Flat 6, will be found on the right-hand side.

**Prospective purchasers:** Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.





Stylish first floor apartment





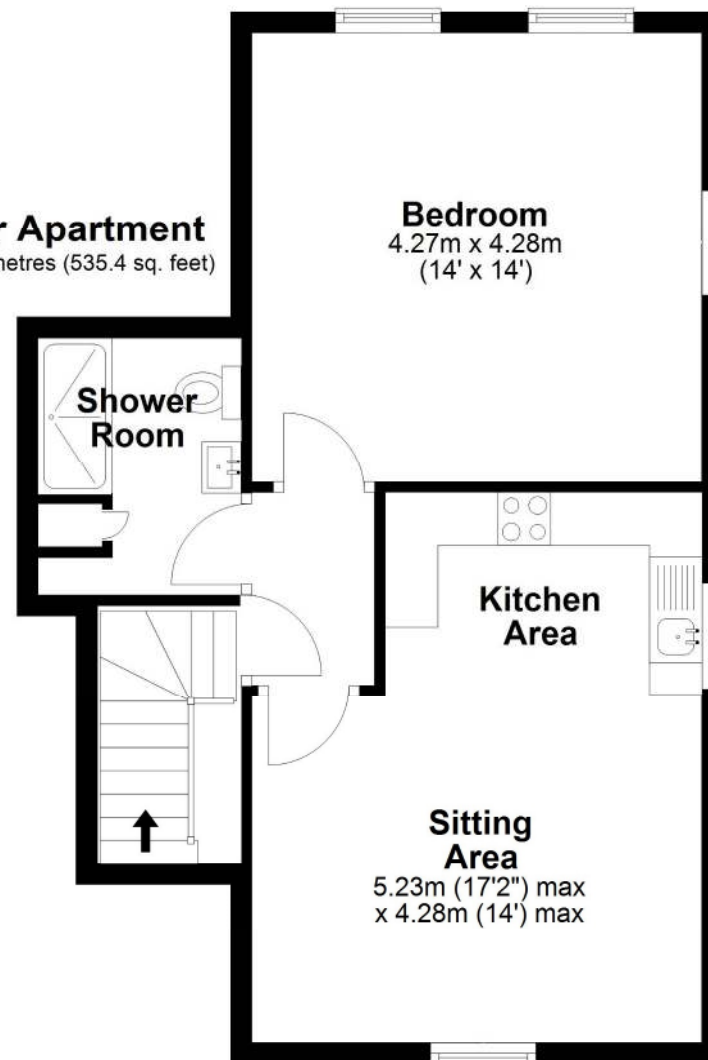


Well presented and maintained with parking and easy walk to town



### First Floor Apartment

Approx. 49.7 sq. metres (535.4 sq. feet)



Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

# Brookes Bliss

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