



27 Brook Farm Court, Belmont, Hereford, HR2 7TY

Asking Price £172,000



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Trivett Hicks is pleased to offer this well presented two bedroom retirement property situated to the south of Hereford City. There are many amenities close by to include Tesco, doctors, pharmacy, library and community centre, dentist and a regular bus service into the city centre which provides further amenities.

The property is available for those over 55's, being warden controlled and having emergency alarm pull cord system, double glazing, garden, communal gardens and a carpark.

FULL DETAILS

ENTRANCE HALL

Double glazed window to the front aspect, electric storage heater, coat cupboard, power points, dado rail, stairs to the first floor, emergency pull cord, under stairs storage cupboard, door to:

SHOWER ROOM

Fitted with three piece suite comprising recessed tiled shower enclosure with fitted power shower, pedestal wash hand basin with tiled splashbacks, shaver point, low-level WC, wall mounted mirrored cabinet, emergency pull cord and obscure double glazed window to the front aspect.

LIVING ROOM 12'7" max x 9'10" (3.85m max x 3.02m)

Double glazed window to the front aspect, electric storage heater, TV point, telephone point, power points, emergency pull cord, coved ceiling, electric fire fireplace with feature wooden surround and marble hearth, opening to:

DINING ROOM 9'6" x 8'10" (2.90m x 2.70m)

Electric storage heater, power points, two wall lights, serving hatch from Kitchen, coved ceiling, double doors lead out to the garden area.

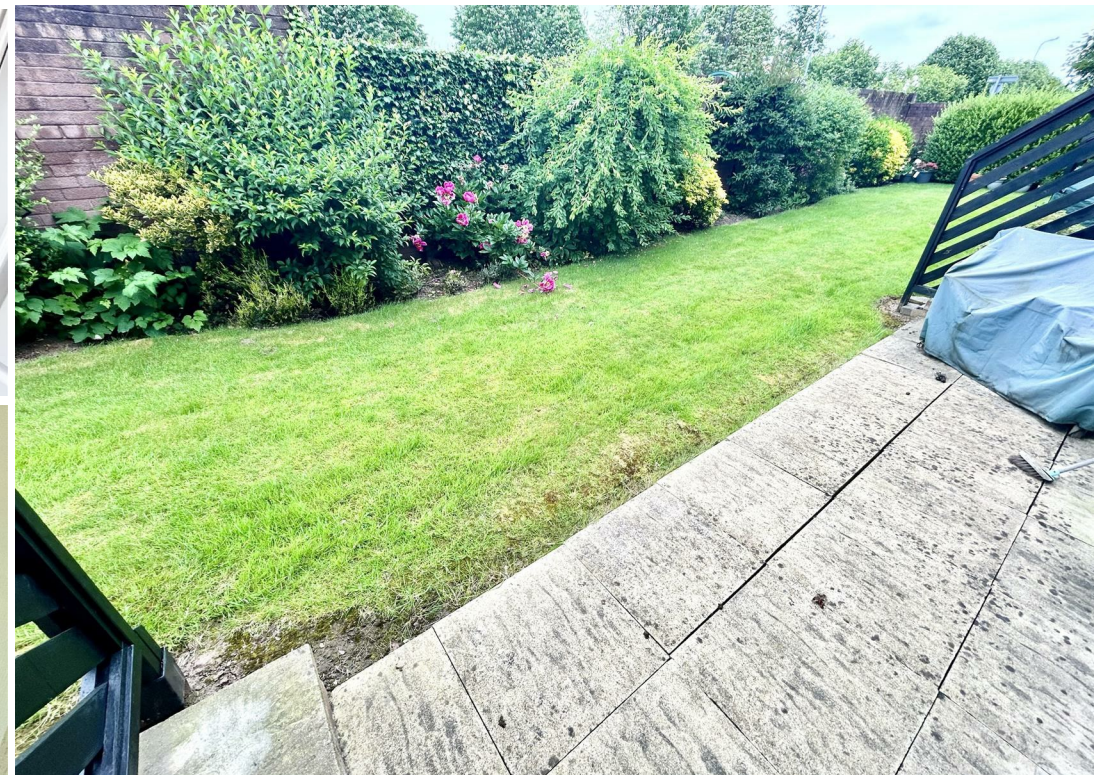
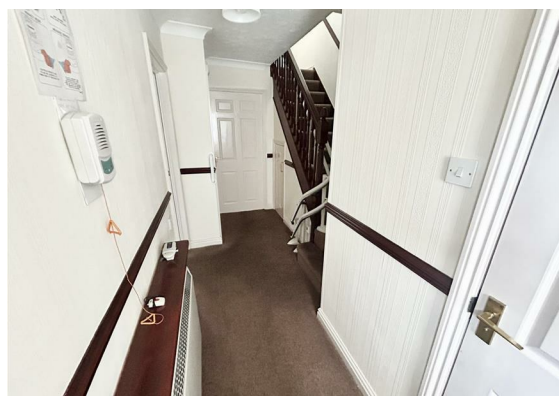
FITTED KITCHEN 9'6" x 8'4" (2.90m x 2.55m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer and washing machine, fitted eye level Kenwood electric fan assisted double oven, four ring ceramic hob with extractor hood over, vinyl flooring, ceiling spot lights and double glazed window to the rear aspect.

FROM HALLWAY STAIRS TO THE FIRST FLOOR

LANDING

Power point, dado rail, coved ceiling, smoke detector, access to the roof space, door to:





MASTER BEDROOM 17'8" max into recess x 11'0" max (5.40m max into recess x 3.36m max)
Double glazed windows to the front aspect, fitted bedroom suite with a range of wardrobes, wash hand basin in vanity unit with cupboard under, electric storage heater, telephone point, TV point, power points, shaver point and light, emergency pull cord and coved ceiling.

BEDROOM 2 11'2" x 9'10" (3.41m x 3.02m)
Double glazed window to the rear aspect, power points, storage heater and coved ceiling.

SHOWER ROOM
Fitted with three piece suite comprising recently fitted "low-step" large walk-in shower, pedestal wash hand basin, tiled splashbacks, low-level WC, shaver point, emergency pull cord and obscure double glazed window to the rear aspect.



OUTSIDE
The property is approached by communal driveway leading to the parking area. From the parking area a short walk through attractive landscaped gardens brings you to the entrance door. To the rear of the property a garden area is accessed by double doors leading from the dining room.

TENURE
Leasehold

LEASEHOLD INFORMATION
The management charge is approximately £292 per month, this includes the building insurance and the ongoing cost of maintaining the emergency cord line.

The lease started in May 1992 with a length of 999 years. Leaving 967 years approximately remaining.

COUNCIL TAX
Band C £2041.23 2024/2025 (A reduction may be applicable for single occupancy).

DIRECTIONS
Leave the city centre travelling south, proceed over the bridge at the roundabout take the second exit into Belmont Road. At the next roundabout (adjacent Tesco) take the first exit into Southolme Road, then take the first left into Eastholme Avenue. On Eastholme Avenue take the first left into Brook Farm Court, the property is situated a short distance away.

MONEY LAUNDERING
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

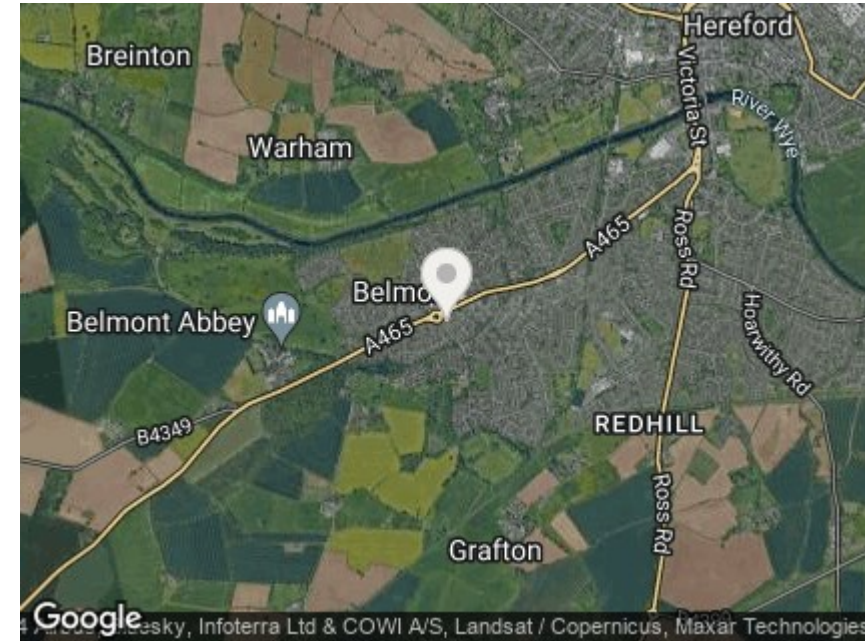
N.B
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.



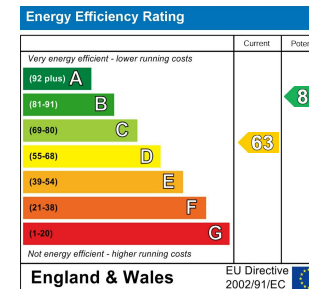
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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