

7 Woodfield Gardens, Belmont, HR2 9RN  
Guide price £287,500



Character & Country

PROPERTY SPECIALISTS





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Guide price £287,500

Council Tax Band: D

**Occupying a unique and peaceful location next to Belmont Abbey a catholic monastery, a three bedroom first floor apartment in a purpose built development**

### **WOODFIELD GARDENS**

Woodfield Gardens, designed and purpose built for the over 50's occupies a totally unique location alongside and within the grounds of Belmont Abbey a Catholic Benedictine Monastery situated on the city limits yet within a couple of minutes drive of a range of amenities'. The Woodfield Gardens development was completed in 2006/7 and is a small housing complex run by a self managing group. The site comprises 26 properties in total, 12 apartments and 14 houses peacefully located alongside amenity land, Belmont Abbey and the NHS Trust (open 8am to 5.30pm Mon – Fri) and arranged around a feature ornamental pond with lovely landscaped gardens. For someone of the Catholic faith, this apartment offers a lovely opportunity for someone to live within a small community with Belmont Abbey St Michaels and All Angels almost immediately adjacent and offering many activities and events to the local parishioners.

### **LOCATION**

Belmont Abbey lies approximately 2 miles from the centre of Hereford which offers a wide range of service and amenities, mainline railway station and bus station, recreational, shopping, medical and leisure facilities. It is adjacent to open countryside, the Belmont Haywood country park, Newton Meadows, the Belmont pools and Newton Coppice being just a few minutes walk away and offering 18 acres with a wildlife pool and a lovely environment in which to walk, relax and observe nature. A large superstore and fuel station and Doctors surgery are a few minutes driving distance. there is a bus stop within a few minutes walk.

### **THE PROPERTY**

Gated access via a pathway leads from the visitor parking area, through the landscaped gardens, passing the wildlife pond.

The property itself is accessed via a communal entrance hall with CCTV entry system and has both lift and stairs to the first floor.

Its is extremely spacious and very versatile in layout, extending to 1244 sq ft with 2 bedrooms with en suite facilities and two further rooms which could be used as

bedrooms/dining room or study as required. The master bedroom is situated to the rear of the building and looks out over amenity pastureland. The two ensuites are large and comprehensively fitted, one with a bath and separate shower cubicle and the other a shower .

The kitchen has windows to two elevations and is light and bright with a dining area and quality wood front units incorporating integrated appliances to include dishwasher, AEG gas hob and extractor, washer/dryer, electric oven and grill with combi oven/microwave, fridge and freezer. The sitting room is situated to the front and is again dual aspect with a feature balcony overlooking the gardens and wildlife pool.

With separate access to the rear are a block of garages. This property has a single garage.

### **TENURE AND CHARGES**

The property is for sale leasehold with a share of the freehold. The lease is for 999 years from 1st January 2006 with no ground rent payable. The 12 apartments own the freehold company Woodfield Gardens (Belmont) Ltd, the houses having been sold on a freehold basis previously. Woodfield Gardens Belmont (Management) Ltd was formed by the developer and is managed by the residents with the annual service charge being £184 per calendar month (as at August 2024). Further details are available at the agents office.

### **SERVICES**

The property has mains water, electricity and gas, with a sewage treatment plant provided by Belmont Abbey for the Abbey, NHS, Woodfield Gardens, St Michaels Court (adjacent small retirement development) and several additional cottages. The gas fired central heating boiler was replaced in December 2020 and has the remainder of a 10 year guarantee.

### **MOBILE AND BROADBAND COVERAGE**

Mobile phone coverage is on the 4G network and superfast broadband is available.

### **LOCAL AUTHORITY**

The Herefordshire Council - Tax band D, currently £2,290.52 per annum.









## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.









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- SITTING ROOM WITH BALCONY OVERLOOKING COMMUNAL GARDENS AND WILDLIFE POND
- FULLY FITTED KITCHEN BREAKFAST ROOM WITH APPLIANCES AND SEPARATE DINING ROOM/BEDROOM FOUR
- ENSUITE FACILITIES TO BOTH MASTER AND SECOND BEDROOMS, SEPARATE WC
- EXTREMELY SPACIOUS ACCOMMODATION OF APPROX. 1244 SQ FT
- ALLOCATED GARAGE PARKING AND VISITOR PARKING
- CLOSE TO AMENITIES INCLUDING SUPERSTORE, DOCTOR, BUS STOPS
- OVER 50'S GATED DEVELOPMENT. LIFT AND CCTV ENTRY SYSTEM
- DOUBLE GLAZING AND CENTRAL HEATING
- PLEASE WATCH THE DRONE VIDEO TOUR TO GET A FEEL FOR THE UNIQUE LOCATION!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

