

for sale

£90,000



Brook Farm Court Belmont Hereford HR2 7TY

A one-bedroom ground floor apartment situated on a popular over 55's Development. Benefiting from a modern fitted kitchen and shower room, and being offered for sale with no onward chain.

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Entrance Hall

Ceiling light point, pull cord intercom, electric radiator and front door intercom.

Lounge

14' 6" x 9' 10" (4.42m x 3.00m)

Double glazed window to rear, electric fire, electric radiator, pull cord alarm and ceiling light point.

Kitchen

7' x 5' 8" (2.13m x 1.73m)

Wall and base units, roll top work surfaces, one bowl sink and drainer, integrated oven, hob and cooker hood, space for under counter fridge freezer, double glazed window to rear and ceiling light point.

Bedroom One

11' 3" x 9' 10" (3.43m x 3.00m)

Double glazed window to side aspect, electric radiator, ceiling light point, built in wardrobe and pull cord alarm.

Bathroom

Walk in shower, WC, wash hand basin with vanity, ceiling light point, heated towel rail, pull cord alarm and extractor fan.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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23 King Street
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Property Ref: HER315651 - 0004

Tenure: Leasehold

EPC Rating: C

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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