



**BARRY**  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

## **NO ONWARD CHAIN**

In a block of apartments on the edge of Bromyard amidst beautiful rolling countryside just one mile from Bromyard and all its amenities.

A Spacious One Bedroom First Floor Flat in Good Decorative Order, Double Glazing, Fitted Carpets, Night Storage Heating, Views to Bromyard Downs and Designated Parking Space.

### **3 LINTON COURT BROMYARD HR7 4QJ**



*Comprising*

Shared Hall, Stairs and Landing with One Other Flat to Front Door, L-Shaped Sitting Room, Fitted Kitchen, Double Bedroom, Shower Room, Designated Car Parking Space. EPC – E

**Offers in the region of £69,500 Leasehold**

### 3 Linton Court, BROMYARD HR7 4QJ

#### 3 LINTON COURT



is part of a conversion to a block of flats overlooking the attractive courtyard to the front and having superb views to Bromyard Downs from the rear windows. This first floor flat, which is approached by a shared hall, stairs and landing with just one other flat, has double glazing, fitted carpets, fitted kitchen and night storage heating. Just a short walk away there is a designated car parking space.



Use of the attractive courtyards, grounds and gardens.

Linton Court is on the edge of Bromyard Downs which has many walks and just one mile from Bromyard and all its amenities.

The accommodation, with approximate measurements, comprises:-

From the courtyard a door to hall, stairs and landing shared with just one other flat. Front door to

**L-SHAPED SITTING ROOM** 13'11" x 11'6" + 6'2" x 5'2")



Fitted carpet,



night storage heater,

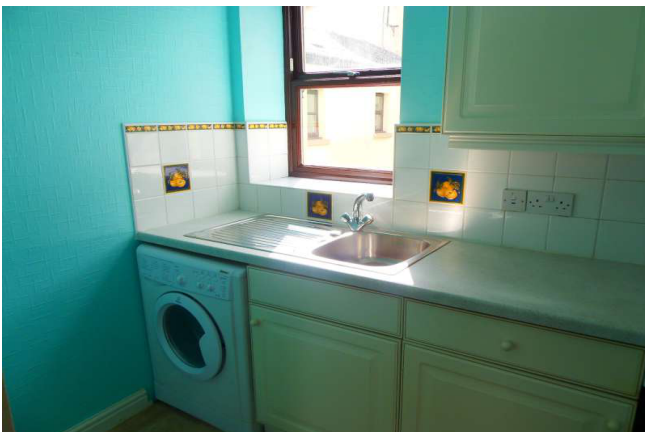


two windows to rear with lovely views over open fields to Bromyard Downs, one window to courtyard. Arched opening to

### **KITCHEN (9'10" x 4'10")**



Range of base and wall units of cupboards and drawers, integral electric oven, spaces for washing machine and fridge freezer, work surface with tiled splashback, inset stainless steel sink and mixer tap, inset four-ring electric hob with extractor over.



Vinyl floor, spotlight fitting, window to courtyard.

Door from sitting room to

**DOUBLE BEDROOM (11'5" x 9'0")** Fitted carpet, night storage heater, window to rear with view to Bromyard Downs, access to loft space. Doors to



**AIRING CUPBOARD** with insulated hot water cylinder, immersion heater and shelving.

## **SHOWER ROOM**



White suite of hand basin with shaving light over, WC, folding doors to built-in shower with Triton electric unit. Tiled floor, heated towel rail, fully tiled walls, inset with two shelves and extractor.

**DESIGNATED CAR PARKING SPACE** and visitor parking area.

## **OUTSIDE**



The flat has the benefit of the attractive courtyards and grounds particularly the large lawn to the south of the buildings.

## **SERVICES**

Mains electricity, drainage and water.

## **TENURE**

The property is held on a 99-year lease granted in 1993 at a ground rent of £50 per annum. It is possible to purchase an increase in the years of the lease but interested parties are advised to consult their solicitors on this.

## **OUTGOING**

A maintenance charge is made each year to cover the exterior window cleaning and maintenance, main structure insurance and maintaining the communal areas. This we understand is £82.34 per calendar month.

## **COUNCIL TAX BAND - A**

## **DIRECTIONS**

From Bromyard take the A44 Worcester road. After approximately 1 mile turn right signed Burley and first right into the carpark. The property is in the north courtyard.

## **VIEWING**

Strictly by prior appointment with the Agent on 01885 482171.



***Ref.*** BB003321

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.