



**BARRY**  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

Part of a block of apartments on the edge of Bromyard Downs amidst beautiful countryside just one mile from Bromyard.

A Spacious Ground Floor One-Bedroom Apartment in a Quiet Position Facing Bromyard Downs and Two Attractive Courtyards. Double Glazing and Night Storage Heating.  
LEASE EXTENDED WITH ABOUT 158 YEARS REMAINING.

**21A LINTON COURT  
BROMYARD  
HR7 4QJ**



*Comprising*

Shared Porch and Hallway, Front Door to L-Shaped Hall, 15 ft Lounge, Fitted Kitchen, Double Bedroom, Bathroom, Designated Car Parking Space, Use of Communal Courtyards and Gardens.  
EPC – pending.

**Offers in the region of £85,000 Leasehold**

## **21A Linton Court, BROMYARD HR7 4QJ**

**21A LINTON COURT** is part of a conversion to a block of apartments on the ground floor facing the Downs and two attractive courtyards. Double glazing, night storage heating, Nuaire air circulation unit, re-fitted bathroom, interior front door unlocking device and fitted carpets.

Linton Court is set in good-sized gardens and grounds close to the renowned Bromyard Downs with its many walks. Bromyard with all its amenities is just one mile, approximately 15 Hereford, 13 Worcester and 15 the M5. The bus stop for the regular Hereford and Worcester service is close by.

The accommodation, with approximate measurements, comprises: -

Lobby and shared hall to the front door.

**L-SHAPED HALL** with night storage heater, dado rail, telephone point, main entrance door unlocking device and speaker phone.

**LINEN CUPBOARD** with shelves.

**AIRING CUPBOARD** Large Tornado insulated hot water cylinder with two immersion heaters and programmer.

**L-SHAPED LOUNGE** (15'8" x 15'7" max. measures) with 3 night storage heaters, TV point, cornice, two windows facing Bromyard Downs, Nuaire circulation unit.

**KITCHEN** (9'7" x 5'11")



Range of base and wall units of cupboards and drawers, integral Indesit electric oven, space and plumbing for washing machine, space for fridge, work surface with tiled splash back, inset four-ring hob with extractor over, inset 1.5 bowl stainless steel sink and swan neck mixer tap, window to courtyard.

**DOUBLE BEDROOM** (12'3" x 10'2" plus entrance) Night storage heater, cornice, full length built-in wardrobes of hanging rails and shelves with cupboards over. Two windows to courtyard and door to

**WALK-IN STORAGE CUPBOARD**

## BATHROOM



Suite in white of panelled bath with tiling Mira electric shower over, WC, hand basin with mixer tap. Night storage heater, part tiled walls, extractor and window. N. B. The suite has been re-fitted in the last 2 years.

**DESIGNATED CAR PARKING SPACE** On-road parking nearby on 'first come' basis.

## OUTSIDE

The apartment has the benefit of a visitors' car park and use of the extensive well-maintained courtyards and gardens.

## SERVICES

Mains electricity, mains water via a meter and drainage.

## TENURE & OUTGOINGS

The lease was extended in 2021 by 90 years to 189 years from January 1994. There are about 158 years remaining. The ground rent is a peppercorn £1 per annum (not charged). A maintenance charge, which includes main structure insurance, maintaining gardens, grounds and car park is payable and we understand this is about £124 per month. Details should be verified by your solicitor.

## COUNCIL TAX BAND - A

## DIRECTIONS

From Bromyard take the A44 Worcester road. After 1 mile turn right signed Burley alongside Linton Court. Park on the right-hand side and the apartment faces you.

## VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

**Ref.** BB003421

### 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.