



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

NO ONWARD CHAIN

LEASE EXTENDED WITH 155 YEARS REMAINING

On the ground floor of a block of apartments with attractive patios front and rear. On the edge of Bromyard Downs with all its lovely walks and just one mile from Bromyard and all its amenities.

A Spacious Superbly Presented One-Bedroom Ground Floor Apartment, Having Feature 19' x 15' Lounge, Double Glazing, Fitted Carpets and Many Improvements including New Smart Storage Heaters and Pressurised Hot Water Tank. Designated Car Parking Space.

**6 LINTON COURT
BROMYARD
HR7 4QJ**



Hall, 19' Lounge, Fitted Kitchen, Double Bedroom, Bathroom, West and East Facing Attractive Patios Front and Rear, Designated Parking Space. EPC – D

Offers in the region of £89,950 Leasehold

6 Linton Court, BROMYARD HR7 4QJ

6 LINTON COURT is on the ground floor of a block of apartments in an excellent position having attractive communal patios front and rear. It is on the edge of the renowned Bromyard Downs with its lovely walks being just one mile from Bromyard and all its amenities. The Hereford – Bromyard – Worcester bus service passes close by. The apartment, which has been completely redecorated, has fitted carpets and double glazing. It has been improved over the last four years to include:-

- .☐Redecorated throughout
- .☐Base units in the kitchen including Modern extractor over cooker space
- .☐Fitted carpet in the lounge and bedroom
- ☐Vinyl floor covering in the bathroom
- ☐Envirovent silent fan air circulating system
- ☐Trickle vents throughout
- ☐New membrane and re-boardings to lounge walls by Dampcure with 20-year guarantee from 2021
- ☐Silicone treatment to kitchen walls by Dampcure Ltd. plus boarding to kitchen walls

- ☐In mid-2024 the following was added and carries guarantees:-
- .☐New insulation in roof above hall, bathroom and bedroom
- .☐New Elnur Gabarron smart storage heaters in each room all on low rate electric
- .☐New Ideal Instinct 150 lt direct unvented insulated hot water cylinder
- .☐New electric towel rail/radiator in bathroom

LEASE EXTENDED WITH ABOUT 155 YEARS REMAINING

☐

Outside there is use of the attractive communal patios and grounds and a designated car parking space.

The accommodation, with approximate measurements, comprises:-

Part glazed front door to T-shaped

HALL with hat and coat hooks, board style laminate floor, storage heater.

LOUNGE (18'10" x 15'0")



Three inset features with display shelves, one with cupboard under,



TV point, two storage heaters, fitted carpet, two ornate ceiling light fittings on dimmer switches, window and



French doors to patio and sitting area. Metal curtain poles over each.

BUILT-IN AIRING CUPBOARD Insulated Ideal Instinct 150 lt hot water cylinder, two immersion heaters and shelving.

KITCHEN (10'10" x 5'7")



Range of base units with mushroom coloured fronts of cupboards and drawer, space and point for electric cooker with Modern illuminated extractor unit over, space for washing machine, work surface with matching splashback and inset stainless steel sink with mixer tap. Quarry tile floor, extractor, storage heater and window.

Door from sitting room to

BEDROOM (11'8" x 9'4")



New storage heater, carpet, cornice and window with blind.

Door from hall to

BATHROOM



Suite of panelled bath with tiling, shower of rainwater head and handheld head, rail and curtain over, hand basin with tiled splashback and WC. Linolite shaving light, medicine cabinet, electric heated ladder style towel rail/radiator, extractor, vinyl floor, access to loft, window.

COMMUNAL PATIOS TO FRONT AND REAR



Outside the French doors there is a sitting area with border of shrubs.

DESIGNATED CAR PARKING SPACE

SERVICES

Mains electricity, mains water via a meter, mains drainage.

COUNCIL TAX BAND - A

TENURE The property we understand is held on an extended lease with about 155 years remaining. Ground rent is £100 per annum.

OUTGOINGS There is a monthly payment to the freeholder to cover insurance, exterior maintenance, upkeep of grounds etc. It is understood this is £124.72 pcm at present.

DIRECTIONS

From Bromyard take the A44 Worcester road. After approximately one mile turn right signed Burley. Park on the right-hand side of the road and walk into the courtyard.

VIEWING

Strictly by prior appointment with the agent on 01885 482171.



Ref. BB003440

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.