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15 Litley Court, Hampton Park Road, Hereford, HR1 1TP

'A quite exceptional first floor apartment created within a grand period residence on the eastern outskirts of the city. A particularly feature is the 25' x 18'6 sitting room and the property is set within four acres of communal gardens and woodland with river frontage.'

£260,000 (Leasehold)

Residential Sales and Lettings

15 Litley Court, Hampton Park Road, Hereford, HR1 1TP

DRAFT PARTICULARS ONLY

LOCATION

Litley Court is set just off Hampton Park Road on the eastern outskirts of the City of Hereford and about one and a half miles city centre. Litley Court is enviably located in the Hampton Park residential district and on the banks of the landmark River Wye. In the general locality there are a range of amenities and facilities and Hereford as a whole offers an extensive range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

This impressive and unique first floor residence is set in a prestigious redevelopment scheme which has included the provision of the subject property having been created within the historic and substantial main house. Within the scheme there are a mix of quality properties including flats, limited newer homes and a converted orangery. The scheme is approached over a shared driveway which is flanked by the lawns that the subject property overlooks. Centrally heated and well appointed the spacious accommodation overall comprises:

ON THE GROUND FLOOR:

Stairway

Which is shared with one other property to the:

ON THE FIRST FLOOR:

Shared Landing (with one other property)

With floor tiles and steps rising to the self-contained accommodation of the subject property which includes:

Reception Area

With radiator, central set of four steps which rise to a mezzanine level with sunken ceiling lights, coved ceiling, door to the sitting room and a glazed panel door to the:

Kitchen/Breakfast Room

3.53m (11'7") x 3.12m (10'3")

With sash windows to two aspects and with a range of fitted base cupboard and drawer units with roll edged working surfaces over, tiled surrounds and matching eye level cabinets. One and a half bowl sink unit with drainer and mixer tap, recess with plumbing for washing machine, recess for tumble dryer, built-in oven with four ring gas hob over and built-in fridge and freezer units. Coved ceiling, radiator and wood grain effect flooring. The window to the front enjoys a fine outlook over parts of the communal gardens.



Landing

With steps down to the 'bedroom landing' and with a glazed panel door to the:

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Sitting Room

7.57m (24'10") x 5.59m (18'4")

With a 10'5" ceiling height and decorative ceiling cornice together with three fine picture sash windows which overlooking the communal garden areas. Two radiator, telephone point, television points and with a carved stone fire surround with hearth and living flame coal effect gas fire.



Bedroom Landing

With coved ceiling, radiator and having doors to:

Principle Bedroom Suite

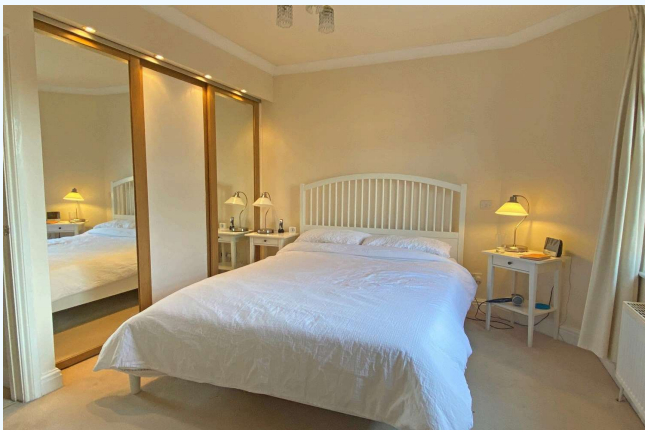
3.07m (10'1") x 3.38m (11'1") (plus wardrobe recess)

With a sash window overlooking established walled garden areas. Radiator, three sliding doors (two of which are mirror fronted) to a recess wardrobe area and with a panel style door to the:

En-suite Shower Room

2.24m (7'4") x 1.75m (5'9")

With white suite comprising shower cubicle, low level wc and vanity wash basin. Fitted cupboard and cabinets units including glass fronted units and open fronted shelving. Sash window with view, sunken ceiling lights, coving to ceiling and radiator.



Bedroom 2

3.89m (12'9") x 2.62m (8'7") (plus deep door recess)

With a window overlooking the garden areas, shelving units, coving to ceiling, radiator and in the door recess there are two doors to a recessed wardrobe area which is provided with a hanging rail and a storage shelf.

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Bathroom

2.29m (7'6) x 1.7m (5'7)

With tiled walls, coved ceiling, extractor unit and white suite comprising bath with a thermostatically controlled shower unit over and shower screen, pedestal wash basin and low level wc. Mirror front eye-level cabinets and ladder type radiator.



OUTSIDE:

Litley Court is located off Hampton Park Road and to the left of the main residence there is an expanse of lawned gardens. A driveway leads down to the front off the house off which there is an allocated car parking space. Litley is situated in exception grounds with a tree lined river bank and a lower garden area with views across the River Wye. There is also a sunken garden which again is in communal use and it is understood that there is visitor car parking facilities.



Parking

It is understood that the property has the benefit of allocated parking spaces.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

TENURE

It is understood that the property is held on a 999 year lease which commenced in 1999 (subject to confirmation).

SERVICE CHARGE & GROUND RENT


There are seven apartments in the main house and it is understood that the current service charge is in the order of £301.47 per quarter (subject to confirmation). In this scheme as a whole there are seventeen units and £137.50 per quarter (subject to confirmation) is payable to the Litley Court Estate Fund which manages the gardens and grounds.

COUNCIL TAX BAND D

DIRECTIONAL NOTE

From central Hereford proceed along St Owen Street, turn right into Eign Road, continue along Hampton Park Road towards the outskirts of the city and then turn right into Litley Court.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280 . For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

