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7 Woodfield Gardens, Belmont Abbey, Hereford, HR2 9RN

'An exceptional first floor apartment set within a purpose built development for the over 50's with garage all set within landscaped gardens which include a feature pool. The accommodation is of an exceptional size, it is centrally heated and double glazed and comprises an entrance hall, two reception rooms, a fitted kitchen/breakfast room, cloakroom, two double bedrooms both having en-suite and a study'

£287,500 (Leasehold)

Residential Sales and Lettings

7 Woodfield Gardens, Belmont Abbey, Hereford, HR2 9RN

LOCATION

Woodfield Gardens is set within Belmont Abbey off the Ruckhall and Abergavenny roads in a delightful and enviable setting just south west of the outskirts of the City of Hereford. At Belmont there are a range of amenities including a supermarket, doctors surgery and bus services with Hereford (city centre approximately two miles) offering a wider range of shopping, leisure and recreational facilities together with bus and railway stations. Country walks can be enjoyed from this exclusive development.

DESCRIPTION

Woodfield Gardens is a prestigious development of modern purpose built apartments and houses exclusively and specifically for the wants and needs of the retirement and mature market. The property is set in delightful landscaped gardens and within the grounds there is a feature ornamental pond. Apartment 7 occupies an excellent first floor position and is a well appointed home which has windows to four aspects. The accommodation is both centrally heated and double glazed and in more detail comprises:

ON THE GROUND FLOOR:

With stairs and lift to the first floor and having controlled CCTV entry system.

ON THE FIRST FLOOR:

Landing

With a private door to the ACCOMMODATION OF NUMBER 7 WHICH INCLUDES:

T-Shaped Entrance Hall

6.27m (20'7) x 5.41m (17'9)

With ceiling cornice, telephone entry to the ground floor, two radiators and doors to the sitting room, study, dining room, kitchen, two bedrooms, cloakroom and broom cupboard with meter and store/airing cupboard with slatted shelving and radiator.

The Cloakroom

2.39m (7'10) x .94m (3'1)

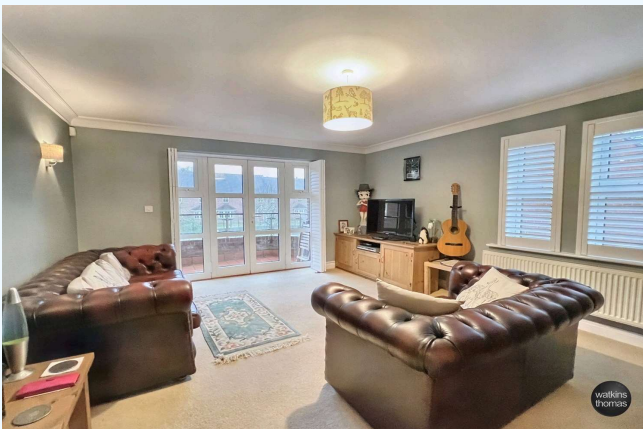
Comprising low level wc and hand wash basin with mixer tap and tiled course over. Electric light with shaver point and radiator.



The Sitting Room

4.93m (16'2) x 4.01m (13'2)

Having a double glazed window to the side with shutter, ceiling cornice, radiator, wall light points, wall mounted thermostat and pair of casement doors with adjacent double glazed windows to THE BALCONY (9'0 x 5'2) with balustrade with glazed screens topped with wooden above rail over off a brick dwarf wall, quarry tiled floor and outside light.



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The Dining Room

3.45m (11'4) x 2.82m (9'3)

Two double glazed windows with shutters to the side, ceiling cornice and radiator.



The Kitchen/Breakfast Room

4.45m (14'7) x 3.15m (10'4)

With two sets of double glazed windows to two aspects, sunken ceiling lights and with wood fronted base cupboard and drawer units topped with roll edged working surfaces, fitted upstand and matching eye level cabinets including glass fronted units. 1½ bowl single drainer stainless steel sink unit with mixer tap, built-in dishwasher, AEG gas hob with stainless steel splash back and cooker hood over, recess with built-in washing machine/dryer, electric oven/grill with combi oven/microwave unit over, built-in fridge and freezer units, ceramic floor tiles and radiator.



Bedroom 1

4.52m (14'10) x 3.84m (12'7)

A pair of double glazed windows overlooking an area of amenity land with tree lined countryside beyond. Radiator and door to:

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En-Suite Bathroom

3.05m (10'0) x 1.96m (6'5)

White suite comprising bath with mixer tap, shower spray head over bath, pedestal wash basin with mixer tap, thermostatically controlled shower unit with curved screen doors and low level wc. Extractor unit, part tiled surrounds, ladder type radiator, sunken ceiling light and shaver point with mirror.



Bedroom 2

3.15m (10'4) x 2.92m (9'7) (plus door recess)

With a pair of double glazed windows with shutters. Radiator and door to:

The En-Suite Shower Room

2.13m (7'0) x 1.78m (5'10)

A shower cubicle with thermostatically controlled shower unit and tiled walls together with sliding screen door, pedestal wash basin with mixer tap and low level wc. Part tiled surrounds, sunken ceiling lights, extractor unit and ladder radiator.



Study/Bedroom 3

3.66m (12'0) x 2.06m (6'9)

A double glazed window enjoying the view having a shutter blind and overlooking the communal gardens and pond. Radiator.



7 Woodfield Gardens, Belmont Abbey, Hereford, HR2 9RN

OUTSIDE:

The property has the benefit of a GARAGE (18'7 x 7'8) which has an up and over door to the front.

The property is approached through communal landscaped gardens and grounds in which there is a feature ornamental pond.



TENURE

It is understood that the property is held on a 999 year lease which commenced in 2006.

SERVICE CHARGE & GROUND RENT

It is understood that the current monthly service charge is in the sum of £184. The ground rent is on a peppercorn as each flat owns 1/12 of the freehold.

COUNCIL TAX BAND D

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Superfast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Broadband is connected by telephone. 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.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From the centre of Hereford proceed south west along the Belmont Road to the roundabout and continue over on the Abergavenny Road. After approximately half a mile turn right signposted Ruckhall and then take the left hand turn into Belmont Abbey. Proceed just past the buildings on the left hand side and then Woodfield Gardens will be identified on the left hand side.

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, www.onthemarket.com or www.guildproperty.co.uk.

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17th May 2024
ID38177

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.

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

