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### 13 Crest Court, Bobblestock, Hereford, HR4 9QD

*'Situated in the well served residential district of Bobblestock, to the north west of Hereford City centre, a one bedroom ground floor apartment with garage'*

**NO ONWARD CHAIN**

**£115,000 (Leasehold)**

Residential Sales and Lettings



# 13 Crest Court, Bobblestock, Hereford, HR4 9QD

## LOCATION

Crest Court is located in the popular Bobblestock residential district which lies to the north west of Hereford City Centre. In the locality there are a range of amenities including a supermarket, newsagent and public house. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

The subject property is a self contained one bedroom, ground floor apartment comprising entrance hall, sitting room, kitchen, a double bedroom, bathroom and separate wc. The property also has the benefit of a garage together with communal parking and garden facilities. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Shared Entrance Vestibule

With stairway off and door to THE SELF CONTAINED ACCOMMODATION OF NUMBER 13 which includes:

#### Entrance Hall

3.25m (10'8) x .89m (2'11)

With a door to a store cupboard and doors to the bedroom, bathroom, separate wc and:

#### Living Room

5.61m (18'5) x 3.18m (10'5)

With double glazed windows to two aspects, coved ceiling, television point and mock fireplace. Modern wall mounted electric heater. Door to:

#### The Kitchen

2.34m (7'8) x 2.18m (7'2) (9'9 maximum)

With a double glazed window overlooking communal gardens, fitted base cupboard and drawer units with roll edged working surface over, tiled surrounds and eye level cabinets. Single drainer sink unit, recess with plumbing for washing machine, electric cooker with four ring hob and cooker hood above. Tiled floor, coved ceiling and ceiling spot light tracking.



#### Bedroom 1

4.9m (16'1) x 2.74m (9')

With a double glazed window overlooking the communal gardens, coved ceiling, modern wall mounted electric heater and door to airing cupboard with insulated hot water cylinder.





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### Bathroom

1.52m (5'0) x 1.47m (4'10)

Having bath with screen and electric shower over, tiled surrounds and pedestal wash basin with mixer tap. Wall mounted electric heater and tiled floor.



### The Separate Wc

With low level wc, part tiled walls and tiled floor.

### Communal Garden

There are communal gardens and parking facilities. The property also has the benefit of a GARAGE (16' x 8'2) with up and over door. The garage within the block is the last one on the left hand side.



### COUNCIL TAX BAND A

Payable to Herefordshire Council.

Broadband - Ultrafast 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.

### TENURE

The property is held on a leasehold basis and the remaining lease is understood to be for the length of 138 years.

### SERVICE CHARGE

We understand that the current service charge is £35 per month (£420 per annum) subject to confirmation (as at 21st October 2024).

### GROUND RENT

We understand that the current ground rent is £70 per annum (payable in two bi-annual instalments), subject to confirmation as at 21st October 2024.

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### SERVICES

It is understood that mains electricity, 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.

### VIEWING

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

### DIRECTIONAL NOTE

From central Hereford proceed west for the length of Whitecross Road and at the roundabout take the third exit into Three Elms Road. Continue along Three Elms Road and take the right hand turning into Sandown Drive where Crest Court will be location on the right 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**15th October 2024**

ID39474

### 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.

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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.

