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14 Woodfield Gardens, Belmont, Hereford, HR2 9RN

A large, first floor apartment set within a purpose built development for the over 50s with garage and set within landscaped gardens which include a feature pool.

£250,000 (Leasehold)

Residential Sales and Lettings

14 Woodfield Gardens, Belmont, Hereford, HR2 9RN

LOCATION

Woodfield Gardens is set within 'Belmont Abbey' grounds, off the Ruckhall and Abergavenny Roads, in a delightful and enviable setting, just southwest of the outskirts of the city of Hereford. At Belmont, there are a range of amenities including a supermarket, doctor's surgery and bus service with Hereford (city centre approximately two miles) offering a wide of shopping, leisure and recreational facilities together with educational establishments and both 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 pool. Apartment 14 occupies a first floor position and is a well appointed home which has windows to both the front and rear. The accommodation is centrally heated and double glazed and in more detail it comprises;

ON THE GROUND FLOOR:

Entrance Hall

Shared entrance door with stairway and lift access to;

ON THE FIRST FLOOR:

With landing and a door to the self contained accommodation of Apartment 14 which includes;

Reception Hall

9.75m (32') x 1.63m (5'4)

With coving to ceiling, entry intercom to the front door, radiator, thermostat and with doors to the bedrooms, a double storage cupboard, a single storage cupboard and a pair of double doors to the sitting room and having doors to the bedrooms, kitchen, dining room and;

Cloakroom

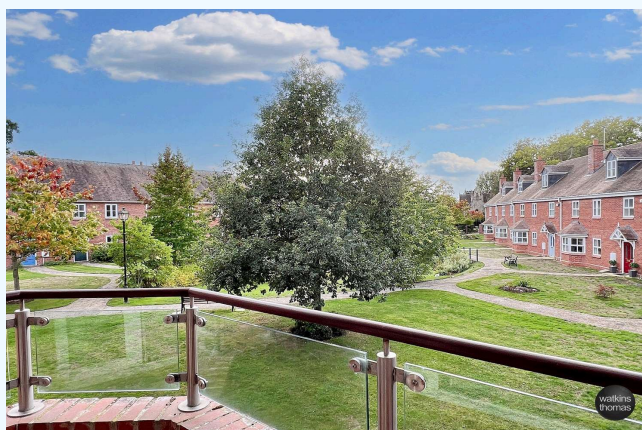
2.16m (7'1) x .91m (3')

With white suite comprising low level WC and pedestal wash basin with mixer tap and tiled area over. Extractor unit. Radiator.

Sitting Room

4.88m (16') x 3.48m (11'5)

With coved ceiling, radiator, power point, wall light points and with a pair of double glazed french doors and adjacent double glazed windows opening to the;



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Balcony

2.69m (8'10") x 1.57m (5'2")

Which enjoys a view across the communal gardens.

Dining Room

3.35m (11') x 2.54m (8'4")

With a pair of double glazed windows overlooking the communal garden areas. Coving to ceiling. Radiator.



Kitchen

4.19m (13'9") x 2.64m (8'8")

With double glazed window enjoying the view over the communal gardens and with a range of fitted base cupboards with woodgrain effect working surfaces, over counter lighting, upstand and with eye level cabinets including glass front units together with a further storage cupboard. One and a half bowl sink unit with drainer and mixer tap. Recess in which is housed the washing machine, built in dishwasher and a four ring induction hob with splashback and cooker hood over. Eye level oven with microwave over together with a built in fridge and freezer unit. Radiator, sunken ceiling lights and tiled floor.



Bedroom 1

4.27m (14') x 3.45m (11'4") Widening to 13'

With three double glazed windows overlooking communal grounds. Radiator and with a door to;

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Ensuite Bathroom

2.36m (7'9) x 2.36m (7'9)

With four piece suite comprising tiled shower cubicle with thermostatically controlled shower unit, bath with mixer tap attachment, pedestal wash basin and low level WC. Part tiled wall, sunken ceiling lights and ladder type radiator.



Bedroom 2

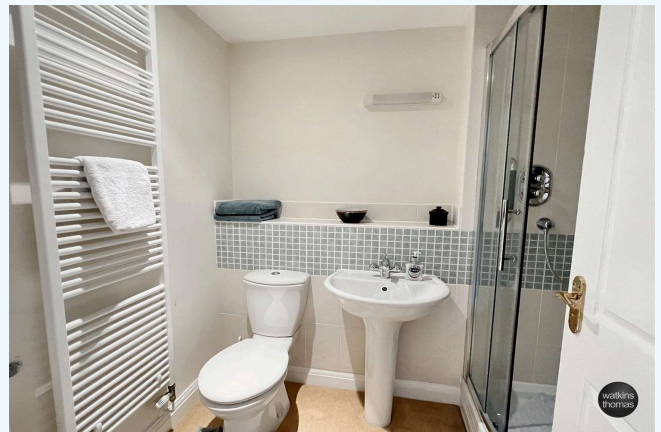
3.43m (11'3) x 3.38m (11'1) (plus long hallway)

With two double glazed windows overlooking the communal grounds, radiator, television point and door to;

Ensuite Shower Room

2.31m (7'7) x 1.75m (5'9)

With corner shower cubicle with tiled walls, curved screen door and thermostatically shower unit. Pedestal wash basin with a mixer tap and ;ow level WC. Sunken ceiling lights and ladder type radiator.



Bedroom 3/The Study

3.3m (10'10) x 2.18m (7'2)

With a double glazed window overlooking the communal gardens. Radiator.

OUTSIDE:

The property has the benefit of a garage 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 pool.

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.

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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 and the ground rent is a peppercorn as this flat owns 1/12th of the freehold.

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.

VIEWING

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

DIRECTIONAL NOTE

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

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.

26th September 2025

ID40884

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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.

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	83 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.

