



**10 BROOMFIELD WALK  
HEREFORD HR2 6SE**

**£99,750  
LEASEHOLD**

Peacefully situated in this popular residential location, a spacious two-bedroom second floor apartment offering ideal first time buyer accommodation. The property, which is available under the low cost housing scheme is available with no onward chain and we recommend an internal inspection.

**Flint  
&  
Cook**

# 10 BROOMFIELD WALK

- Popular residential location • 2 bedroom second floor apartment • 30 % below market value affordable housing scheme • Ideal for first time buyers • No onward chain • Must be viewed



## Agent's Note

This is an affordable home ownership property sold with a 30 % discount, which remains in perpetuity. A local connection to Hereford is required and you must be able to demonstrate that you are eligible to purchase an affordable property, this will be decided via an assessment by the local authority. Please contact Strategic Housing using this address - [housingdevelopment@herefordshire.gov.uk](mailto:housingdevelopment@herefordshire.gov.uk) in the first instance.

## Communal Entrance Hall

With a communal staircase leading up to the second floor landing with the main entrance door to the apartment opening to the

## Reception Hall

With laminate flooring, door entry system, wall mounted electric heater, loft storage space, airing cupboard and door to the

## Living Room

A light and airy room with fitted carpet, coved ceiling, wall mounted electric heater, double glazed window to the side, double glazed double doors to the Juliet balcony and open plan access through to the

## Kitchen

Fitted with with a range of wall and base cupboards, single drainer sink unit with mixer tap over, work surfaces with tiled splash backs, tiled floor, double glazed window, space and plumbing for washing machine, space for upright fridge/freezer, built in electric oven and hob with cooker hood over.

## Bedroom 1

With fitted carpet, wall mounted electric heater, double glazed window and hanging and storage space.

## Bedroom 2

With laminated flooring, hanging and storage space, wall mounted electric heater and double glazed window.

## Shower Room

With a large double shower with glazed sliding door, vanity wash hand basin with storage below, low flush WC, extractor fan, tiled floor, ladder style towel rail/radiator.

## Outside

The property benefits from a communal bin and cycle store and an allocated off road parking space.

## Outgoings

Council tax band 'A' - £1,619 for 2025/2026

Water and drainage rates are payable.

Service charge - £56.32 per month

Ground Rent - £50 per annum.

## Directions

Proceed south out of Hereford on the A49 Ross Road, after passing the Broad Leys public house turn left at the traffic lights on to Bullingham

Lane, turn right at the first roundabout, left at the second, and then Broomfield Walk is on your left -hand side after approximately 100 yards.

## Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

## Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

## Property Services

Mains water, electricity and drainage are connected.

## Tenure & Possession

Leasehold - vacant possession on completion. 99 years from 2007.

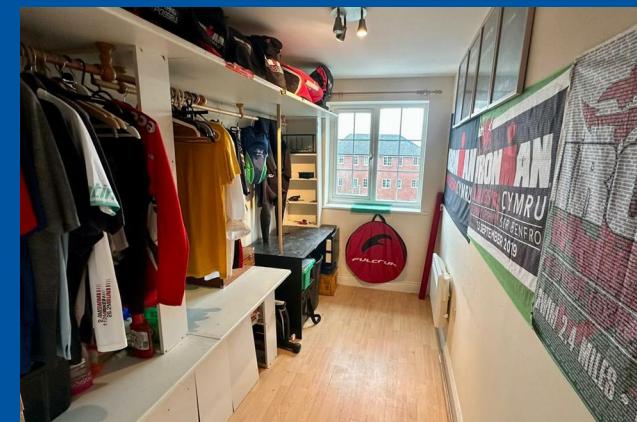
## Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## Residential lettings & property management

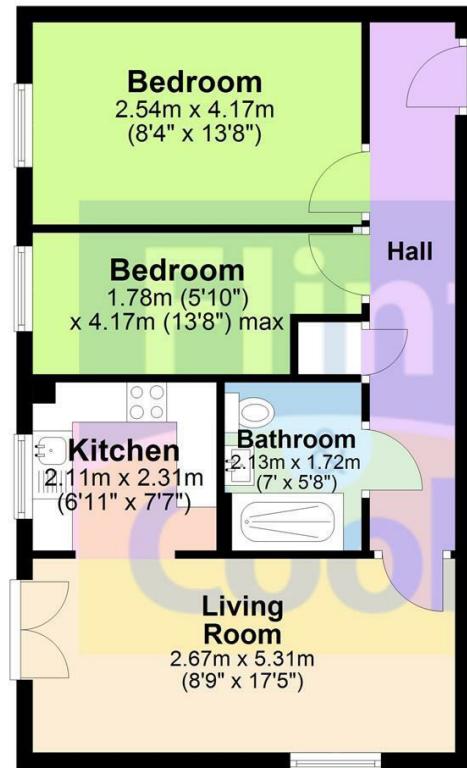
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

# 10 BROOMFIELD WALK



## Ground Floor

Approx. 50.1 sq. metres (538.8 sq. feet)



Total area: approx. 50.1 sq. metres (538.8 sq. feet)

**EPC Rating: C** **Council Tax Band: A**



Infoterra Ltd & COWI A/S, Landsat / Copernicus, Maxar Technologies

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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