



## 64 FROME COURT

BARTESTREE, HEREFORD HR1 4DX

£125,000  
SHARE OF FREEHOLD

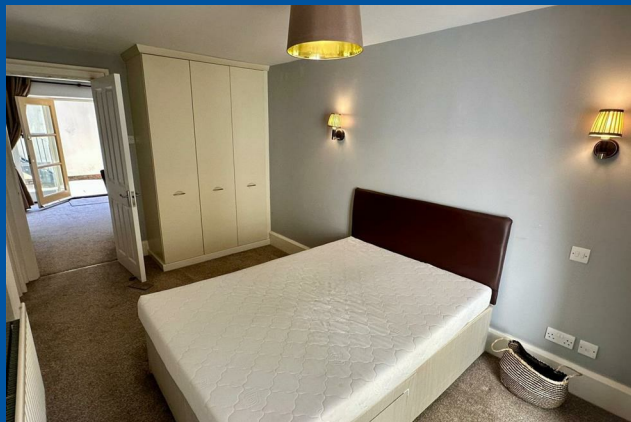
Forming part of this popular development in this highly sought after village location, a spacious 1 bedroom basement apartment offering ideal retirement or investment accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, a fully fitted kitchen with a range of integrated appliances, a courtyard garden, allocated parking space and we recommend an internal inspection.





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- Large living room & fitted kitchen
- Courtyard garden & allocated parking
- Spacious 1 bedroom basement flat
- Popular village location
- Ideal for retirement or investment
- No onward chain



### Full Description

Forming part of this popular development in this highly sought after village location, a spacious 1 bedroom basement apartment offering ideal retirement or investment accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, a fully fitted kitchen with a range of integrated appliances, a courtyard garden, allocated parking space and we recommend an internal inspection.

### A staircase

Leads down to the main entrance door and then through to the

### Large Living Room

With fitted carpet, 2 double radiators, feature windows, TV aerial and telephone points, central heating thermostat and open plan access to the

### Fitted Kitchen

With 1 ½ bowl sink unit and mixer tap over, a range of wall and base cupboards, ample work surfaces with splash backs, a range of integrated appliances including a fridge/freezer, double oven, dishwasher, washer/drier and 4 ring gas hob with splash back and cooker hood over, wall mounted gas central heating boiler, feature windows.

### Bedroom

With fitted carpet, double radiator, a range of lighting, a fitted triple wardrobe and a glazed panelled door to the rear courtyard.

### Bathroom

With suite comprising a panelled bath with hand grips, tiled surround and shower attachment over with glazed screen, pedestal wash hand basin with shaver socket over, low flush WC, ladder style towel rail/radiator and extractor fan.

### Outside

The property benefits from a courtyard garden to both the front and rear, perfect for a table and chairs. The allocated parking space is situated just a short distance away

### Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### Agent's Note

The property benefits from a long lease - 999 years commencing 2005. The service charge is currently approximately £180 per month and the property also benefits from having a share of the freehold.

### Viewing Arrangements

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

### Outgoings

Council tax band C - £2,191 payable for 2025/2026 Water and drainage rates are payable.

### Money Laundering Regulations

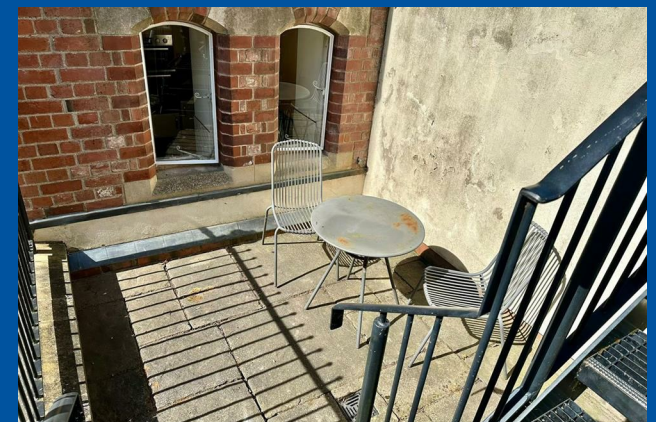
Prospective purchasers will be asked to produce

identification, address verification and proof of funds at the time of making an offer.

#### Directions

Proceed east out of Hereford city on the A438 Ledbury Road, go through the village of Bartestree continuing down the hill and then turning right towards Frome Court.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D    Council Tax Band: C

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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