



Flat 4 Broomfield Walk, Hereford HR2 6SE





Flat 4
Broomfield Walk
Hereford
HR2 6SE

Summary of features

- One bedroom ground floor flat
- 25% Ownership
- Ideal for First Time Buyers
- Popular residential development just off A49

Asking price £26,250 (25% share)

Situation:

Broomfield Walk can be found just off Staddlestone Circle in the heart of the Saxon Gate development some 2 miles south of Hereford city centre. The apartment overlooks an attractive green and the development has a number of attractive walks as well as childrens play areas. There are a good range of amenities within easy walking distance including primary and secondary schools, public houses, shops and a regular bus service to and from Hereford.

Description:

Constructed in approximately 2007, this ground floor apartment comprises of entrance hall with airing cupboard, double bedroom, bathroom, living room and kitchen. The accommodation is well-presented and serves as an ideal first-time buyer property, particularly given the shared equity nature of the sale.

There is a designated off-road parking space.

Accommodation:

Communal Entrance Hall

With door leading to -

Entrance Hall

Having door to airing cupboard.

Bedroom

Having window to the front

Bathroom

With white suite comprising of bath with shower over, WC and wash basin.

Living Room

Having windows to the side and front, space for dining table and square arch through to -

Kitchen

Having a matching range of wall and base units, space for appliances, sink drainer unit and window to the front.

Services:

Mains electricity, drainage and water.

Tenure:

Leasehold.

Open market value of £105,000 (25% share equalling £26,250)

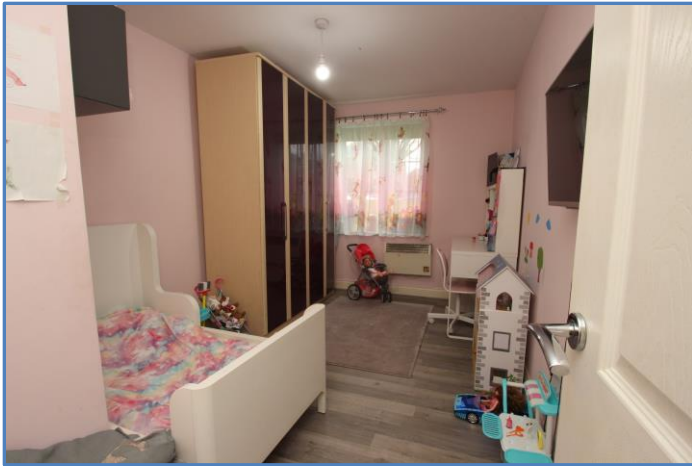
Rent of £278 per calendar month

Monthly service charge of £53.92.

Directions:

Leave Hereford travelling south on the A49 passing straight over at the Broadleys crossroads. Continue to the next traffic lights taking the left turn into Bullingham Lane, turning right at the first roundabout then left at the next roundabout and Broomfield Walk can be found on the left-hand side opposite the chicane in the road.





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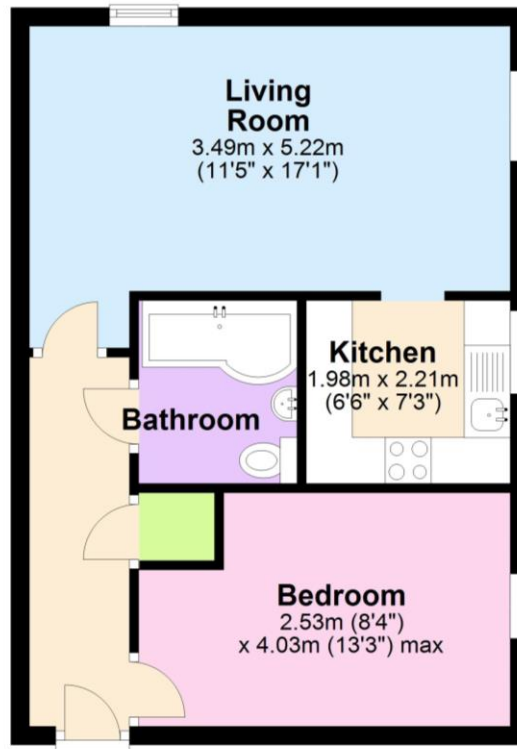


RICS



Ground Floor

Approx. 39.6 sq. metres (426.3 sq. feet)



Total area: approx. 39.6 sq. metres (426.3 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 c | 79 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.