



Flat 4 Enderby House, Bromyard, HR7 4QJ

Guide Price £97,000

Located on the edge of the well served market town of Bromyard, this purpose built first floor apartment offers accommodation to include entrance hall, open plan living room with kitchen area, double bedroom and shower room. The apartment has the benefit of double glazing and electric heating throughout along with the use of communal gardens and allocated parking. This would make a perfect first home or an ideal buy-to let investment, as the property is currently tenanted. Offered for sale with no onward chain.

Communal Entrance Hall

The Communal Entrance Hall provides access to six apartments, No 4 being located on the First Floor.

Entrance Hall

Double glazed window to the rear aspect, electric panel heater, entry phone and doors to all rooms.

Open Plan Living Room & Kitchen 23' x 11'6" (7.01m x 3.51m)

The Living Room has two double glazed windows to the front aspect, overlooking the well maintained communal gardens. Electric panel heater, TV point, centre light and up lighters.

The Kitchen area has been refitted with a range of beech effect base and eye level units with working surfaces and immaculate cream and deep red tiled splashback. Sink unit with drainer and mixer tap, integrated electric oven with four ring hob and stainless steel extractor hood above. Integrated fridge, and freezer and integrated washing machine. Wood effect flooring.

Double Bedroom 11'6" x 10' (3.51m x 3.05m)

Double glazed window to rear aspect, electric panel radiator and fitted with a range of built in wardrobes.

Shower Room

Fitted with a white suite comprising tiled shower cubicle with electric shower, low level WC and pedestal wash hand basin. Wall mounted cabinet, electric shaver point, heated towel rail, extractor vent and Airing Cupboard with lagged hot water cylinder.

Outside

Enderby House is set amidst extensive beautifully well maintained communal gardens with seating areas. Allocated residents and visitors parking available.

Disclaimer

Photographs of this property were taken prior to the current tenant's occupation.

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

Council Tax Band

We understand that this property is council tax band A.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Contribution towards Deposit

The vendor of this apartment has offered to contribute towards the buyers deposit when the buyers offer is accepted.

Buy to Let Potential

Should you want to purchase this property as a buy to let, this property could be purchased with the current tenant in situ. If you would like to discuss this option further, please contact Denny & Salmond and further information can be provided.

Leasehold

Our client advises us that the property is Leasehold on a 167 year Lease commencing on 2004. We understand that there is an annual ground rent of £125. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Money Laundering Regulations

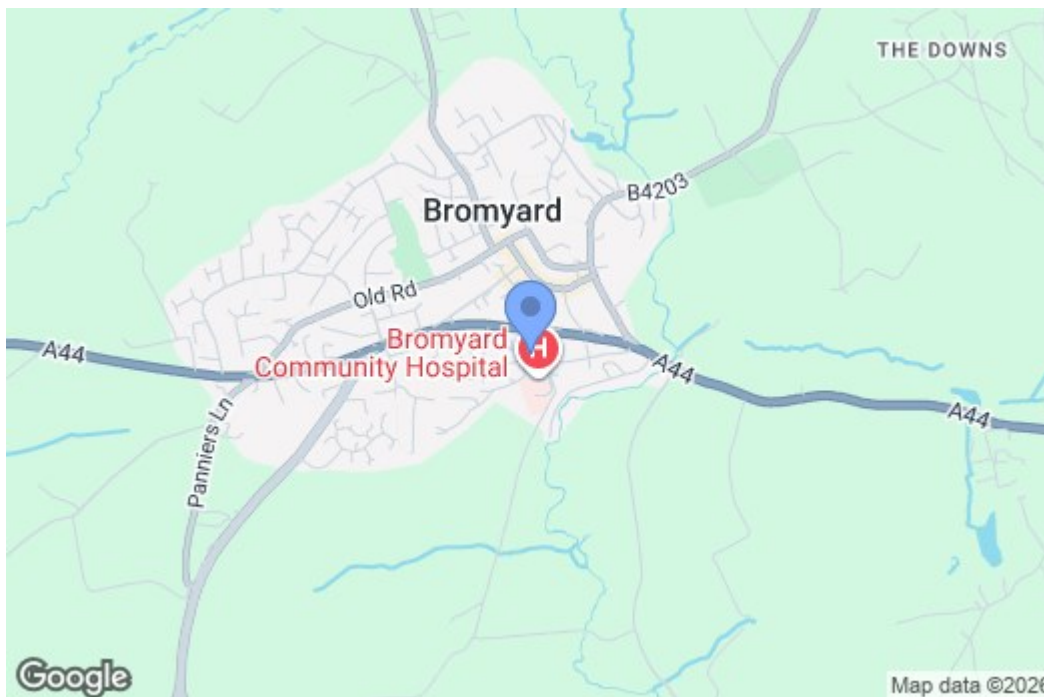
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Directions

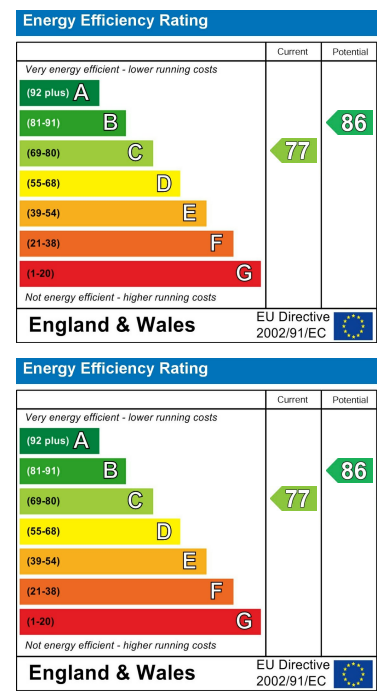
From our Malvern office proceed to Link Top bearing left onto the North Malvern Road and immediately right onto Cowleigh Road. Proceed to the end of the road bearing left at the T junction onto the A4103 towards Hereford. After passing the village of Cradley, turn tight on the B4220 towards Bromyard. Continue along until the reaching the T Junction with the A44 and turning left. Take the next left into the complex of apartments.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.