



2 BROOK FARM COURT

BELMONT, HEREFORD HR2 7TY

£195,000
LEASEHOLD

Peacefully situated in this popular over-55s retirement development, an impressive 2 bedroom house offered for sale with no onward chain. The property has the benefit of gas central heating, double glazing, a single garage and driveway, generously sized accommodation and we strongly recommend an internal inspection.



2 BROOK FARM COURT

- Popular over 55s retirement development
- Spacious 2 bedroom house
- Large living room, fitted kitchen & downstairs cloakroom/shower room
- Single garage & driveway
- No onward chain
- Must be viewed



Reception Hall

With laminate flooring, radiator, emergency alarm system, carpeted staircase to the first floor, under stair store cupboard, further cupboard with hanging rail and shelf over and door to the

Downstairs Cloakroom/Shower Room

With a low flush WC, corner wash hand basin, heated towel rail, tiled wall surround, double glazed window, wall mirror, shower cubicle with glazed screen and extractor fan.

Lounge/Dining Room

Lounge Area

With fitted carpet, radiator, double-glazed window to the front aspect with vertical blinds, feature fireplace with hearth and display mounted electric fire, central heating thermostat, emergency pull cord.

Dining Area

With fitted carpet, radiator, serving hatch from the kitchen, wall lights, and double glazed double doors to the

Conservatory

Of uPVC construction with tiled floor, power and light points, window and ceiling blinds and doors to the rear garden.

Kitchen

With a single drainer sink unit with mixer tap, a range of wall and base cupboards, ample work surfaces with tiled splashbacks, a serving hatch to the dining area, double glazed window to the rear, laminate flooring, built in double oven and 4 ring hob with cooker hood over, dishwasher, washing machine, upright fridge/freezer, central spotlighting, eye level glass display cabinet and emergency pull cord.

First Floor Landing

With fitted carpet, access hatch to loft space, airing cupboard also housing the gas central heating boiler and door to

Bedroom 1

With fitted carpet, radiator, 2 double glazed windows to the front aspect with blinds. a range of fitted wardrobes and vanity wash hand basin with storage below, mirror, light and shaver point over and emergency pull cord.

Bedroom 2

With fitted carpet, radiator, a further wall mounted heater, double glazed window to the rear with blinds, a range of fitted wardrobes and cupboard to the side with overhead shelving.

Wet Room

With a large shower area with hand grips and glazed screen, vanity wash hand basin with storage below, low flush WC, tiled wall surround, double glazed window with blind, extractor, mirror-fronted medicine cabinet and heated towel rail.

Outside

The front garden has been landscaped for easy maintenance and has a driveway to the side providing off-road parking and access to the rear garden. The rear has also been landscaped for easy maintenance and is enclosed by hedging and walling and is exclusively for use by the residents of number 2.

Single Garage

With double doors and ample storage space.

Property Services

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

Outgoings

Water and drainage rates are payable.

Service charge £3624.00 per annum.

Benefits included in the Service Charge

- A sense of security on a private complex, with only 41 properties.
- 24 hour help every day of the year, for medical or other emergencies (from the very friendly onsite manager during office hours, and Appello outside hours).
- Emergency care alarm system in each room and lanyard available.
- Building insurance included.
- No outside maintenance required, as windows, doors and roof are all repaired as and when needed.
- Windows cleaned outside.
- Someone always available for advice.
- A guest suite available short term for visitors.
- Well maintained, attractive communal gardens. (Own small private garden to potter in).
- Small, friendly community, offering social opportunities e.g. coffee mornings, etc.
- Local doctors' surgery, chemist, community centre, library and Tesco all within walking distance.
- Buses outside site.
- Small dogs and cats, bird or fish can be allowed on request.
- A worry free way to live, with added security.

Directions

Proceed south out of Hereford on the A465 Belmont Road. At the Tesco roundabout, turn left onto Southolme Road and then first left into Eastholme Avenue and first left again into Brook Farm Court.

Tenure & Possession

Leasehold - vacant possession on completion.

980 years remaining.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing

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

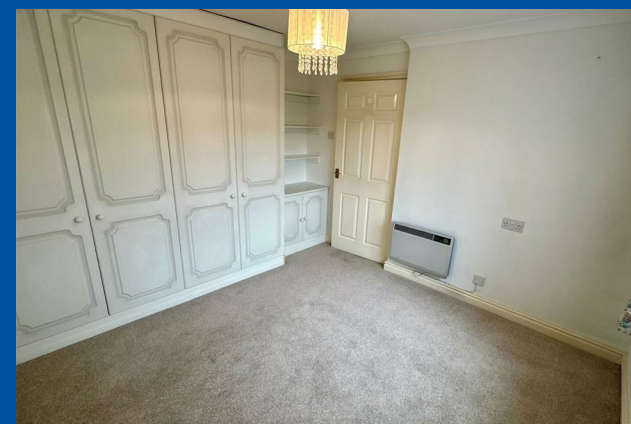
Money Laundering Regulations

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.

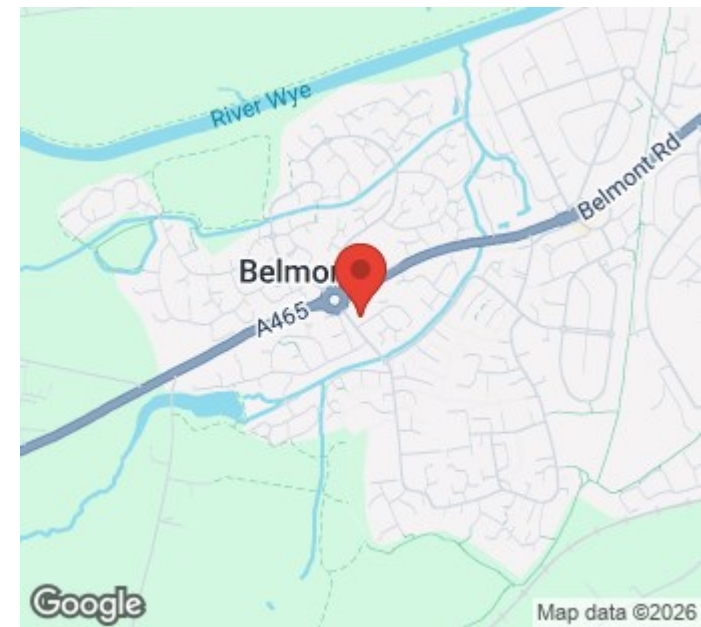
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Total area: approx. 82.0 sq. metres (882.3 sq. feet)

EPC Rating: C Hereford Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		86
(55-68) D	71	
(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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