



Flat - Leasehold

# 3 BLACKSMITHS COURT LITTLE HEREFORD STREET, BROMYARD, HR7 4DE

## £120,000

### FEATURES

- Well Presented First Floor Apartment
- 2 Bedrooms. Open Plan Kitchen/Living Room
- Quietly Situated Close to the Town Centre
- Lease Extension in Process
- Parking
- No Onward Chain



# 2 Bedroom Flat located in Bromyard

## Main Entrance

The apartment is approached by an outer door leading to a shared hall with letter boxes and meter cupboard. An inner doorway leads to the staircase and landing.

## Lobby and Hallway

There is a lobby shared between apartments 4 and 3. The main entrance door leads on to an inner hallway, with ceiling spotlight fitment, carpet, fuse box and a door to the

## Airing Cupboard

Housing the immersion tank. Coat hook rail.

## Living/Kitchen Area

Large living area with window to front aspect, carpet, 2 ceiling light fitments, electric heater and door entry telephone.

Kitchenette with wooden fronted cupboards and drawers, wall mounted cupboards with display cabinet and shelves. Integrated fridge and freezer, single drainer sink, space for washing machine, Neff double oven and induction hob, extractor fan, tiled walls and granite coloured work surfaces. Window to rear.

## Bedroom 1

Double bedroom with large wardrobe, carpet, window to front, ceiling light fitment.

## Bedroom 2

Carpet, window to front, ceiling light pendant.

## Bathroom

White suite comprising bath with Mira shower fitment over, concertina shower screen, integrated WC and wash-hand basin inset into wood effect system with cupboards, drawers and a cabinet. Electric ladder radiator, ceramic tiled floor, recessed spotlights, mirror, extractor fan and obscure glazed window to rear.

## Parking Space

There is an allocated car parking space to the front of the property.

## Outgoings

Council tax band B, payable 2026/27 £1997.14

Water and drainage

Service charge and ground rent payable (£130.00 per Quarter).

NB: The property is leasehold but all 6 residents in the building have equal share of the freehold and all residents are in the process of extending their leases.

## Property Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Electric heating.

## Directions

///inhal.es.riches.recap

## Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook, Bromyard (01885) 488166

## Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

## Money Laundering

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

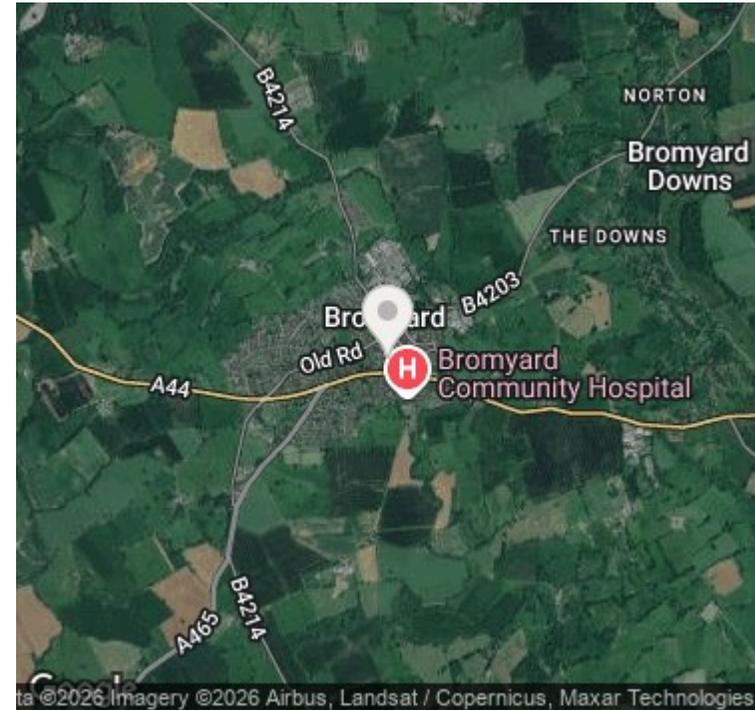


# Ground Floor

Approx. 52.9 sq. metres (569.6 sq. feet)



Total area: approx. 52.9 sq. metres (569.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	77
(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 are advised to recheck the measurements.

