



## 51 NICHOLSON COURT BOBBLESTOCK, HERFORD HR4 9TD

£100,000  
LEASEHOLD

Conveniently situated in a popular residential area a purpose-built ground floor apartment being sold with a tenant in situ, with 1 bedroom, large living room, replacement double-glazing, electric heating and communal gardens. Viewing highly recommended. Cash buyers only.



# 51 NICHOLSON COURT

- Calling all investors (tenant in situ)
- Ground Floor Apartment
- Popular residential area
- 1 Bedroom, large living room
- Replacement double-glazing
- Purpose-built complex



## Full Description

Conveniently situated in a popular residential area a purpose-built ground floor apartment being sold with a tenant in situ, with 1 bedroom, large living room, replacement double-glazing, electric heating and communal gardens. Viewing highly recommended. Cash buyers only.

## Communal Entrance Hall

Door entry phone system.

## Entrance Hall

Electric fuse-board, door phone, cloaks cupboard, Airing Cupboard with hot water cylinder, immersion heater and pressurised system.

## Kitchen

Fitted with a range of matching units with handmade oak-fronts units, work surfaces and tiled splashbacks, tiled flooring, built-in electric oven, four-ring electric hob and extractor hood, 1 1/2 bowl sink unit with plumbing for washing machine, smoke alarm and double-glazed window.

## Living Room

Wall mounted electric storage heater and double-glazed window.

## Bedroom 1

Double-glazed window and electric night storage heater.

## Bathroom

Tiled walls and white suite comprising bath with mains

shower fitment and screen, wash hand basin with cupboard under, WC, tiled flooring and extractor fan.

## Outside

There are communal grounds including a parking area.

## Directions

Proceed west out of Hereford along Whitecross Road, at the monument roundabout take the 3rd exit onto Three Elms Road then take the right hand turning towards Sandown Drive, proceed into Sandown Drive and Nicholson Court is situated a short distance on the left hand side.

## Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Outgoings- Council tax band A - £1633 for 2025/2026 Water and drainage rates are payable. Viewings-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 Money Laundering Regulations-Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## Tenure & possession

Leasehold with 64years remaining (TBC).Service charge £ pcm

## Viewing Arrangements

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## Opening Hours

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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.

## 51 NICHOLSON COURT



## Ground Floor

Approx. 39.0 sq. metres (420.1 sq. feet)



Total area: approx. 39.0 sq. metres (420.1 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 78        |
| (55-68) D                                   |  | 62                      |           |
| (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: A**

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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