# 2 MINSTER COURT

## BOXGROVE, HEREFORD HR2 7YG

**Asking Price £99,950**

**LEASEHOLD**

Situated in this popular residential location, a well presented one bedroom ground floor flat making an ideal purchase for a first time buyer or investor. The property benefits from allocated parking, a modern kitchen & shower room, a long lease an is being sold with no onward chain. A viewing is highly recommended.

Flint & Cook

# 2 MINSTER COURT

• Popular residential location • One bedroom ground floor flat • Modern kitchen & shower room • Allocated parking • Ideal for a first time buyer/investor • Sold with no onward chain!

## Ground Floor

With entrance door leading into the

## Communal Entrance Hall

With tiled floor, individual post box for flat 2, meter cupboards, door out to the rear communal garden and door leading into

## No.2 Minster Court

With entrance door leading into the

## Entrance Hallway

With vinyl flooring, ceiling light point, useful storage cupboard for coats and shoes and door into the

## Inner Hallway

With vinyl flooring, ceiling light point, telephone entry system and doors to

## Open Plan Living

With fitted carpet to the living space and wood effect flooring to the kitchen area, wall mounted storage heater, dual aspect double glazed windows to the side and rear, coving, power points and tv point. A modern fitted kitchen comprising wall and base units, solid wood work surfaces over and wooden up stands, single bowl stainless steel sink unit, space for a freestanding cooker, under counter space for washing machine and space for a under counter fridge.

## Bedroom

With fitted carpet, ceiling light point, power points and double glazed window to the rear aspect.

## Shower Room

A modern fitted shower room comprising a large walk in shower with electric shower over and tiled surround, pedestal wash hand basin, low flush w/c and useful storage cupboard with fitted wooden shelving and hot water system.

## Outside

The property benefits from an allocated parking space, use of the communal gardens and use of a bin/bike store.

## Directions

Proceed south out of Hereford City on the Belmont Road (A465) and, at the Tesco roundabout, take the 4th exit onto Abbotsmead Road, crossing the mini-roundabout and then turning immediately left into Glenstall Close, continuing into Boxgrove and Minster Court is located at the end directly ahead.

## Money Laundering

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

## Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

## Outgoings

Water and drainage rates are payable.

## Property Services

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

## 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.

## Tenure & Possession

Leasehold - vacant possession on completion.

Service Charge - £50pcm

Lease - 965 years remaining.

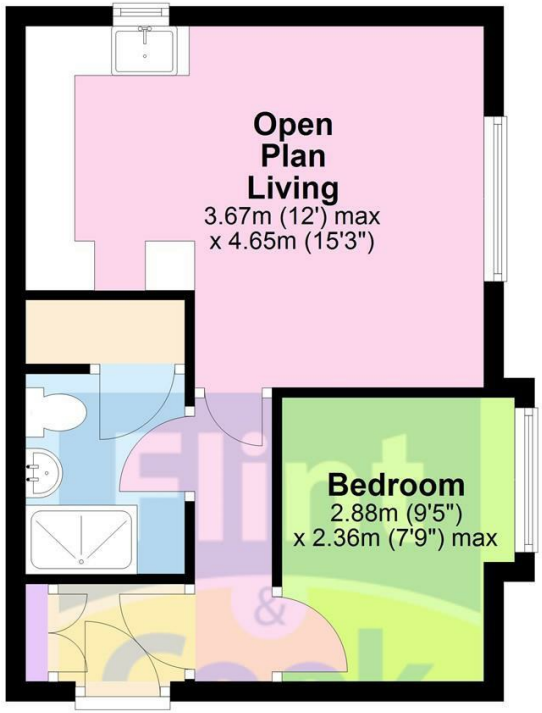
## Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

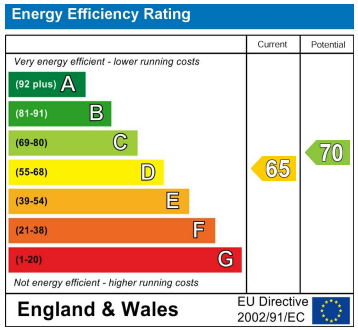
# 2 MINSTER COURT

## Ground Floor

Approx. 31.4 sq. metres (337.7 sq. feet)




Total area: approx. 31.4 sq. metres (337.7 sq. feet)




**EPC Rating: D  Hereford 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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