



Leasehold Maisonette

# APARTMENT 4, ROSEDALE COURT 26 SHERFORD STREET, BROMYARD, HEREFORDSHIRE

## £159,000

### FEATURES

- Splendid self-contained Maisonette
- Versatile 3-storey accommodation
- Gas central heating, double-glazing
- Well-presented throughout
- Viewing highly recommended



# 2 Bedroom Maisonette located in Bromyard

## Canopy porch

Door with entry-phone system to the

## Communal hallway

Cupboard housing the electric meters, uPVC door to rear garden, door to Apartment 4.

## Entrance hall

Laminate flooring, carpeted staircase to first floor, door to

## Downstairs cloakroom

Laminate flooring, wash hand basin, WC, radiator.

## Kitchen/dining room

Range of base and wall units with worksurfaces and tiled splashbacks, sink unit, space for dishwasher, washing machine, fridge and freezer, oven and gas hob with overhead extractor, wall mounted gas-fired combination boiler, providing central heating and instant hot water, 2 windows to the rear.

## First floor landing

Carpet, access to

## Bedroom 1

Built-in storage cupboard, carpet, radiator, window to rear.

## Bedroom 2

Built-in storage cupboard, carpet, radiator, window to rear.

## Bathroom

Suite comprising bath with mains shower fitment and glass screen, tiled surround, wash basin with tiled splashback and low level WC, radiator, downlighters.

## The staircase continues to the second floor landin

Carpet, door to

## Living room/possible bedroom 3

Sloping ceilings, carpet, radiator, window overlooking the rear garden.

## Outside

The property is approached over a small brick-paved courtyard area with a bin storage area and gas meters. To the rear there is a paved patio area with individual storage sheds. Steps lead up to the raised communal lawn with mature flower borders and an area designated for garden sheds to the rear. External lighting. Garden tap. Communal drying area.

## Services

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

## Outgoings

Council tax band B, payable 2024/25 £1886.82.

Water and drainage - metered supply.

Service charge currently £55 per month to include insurance and maintenance of the common areas.

## Directions

From the square in the town centre, walk down hill towards Sherford Street passing the Dr Who exhibition on your right-hand side. Rosedale Court will be found on the right-hand side after a short distance, as indicated by the Agent's FOR SALE board.

## Tenure

Leasehold on a 999-year lease commenced in 2008, with 983 years remaining. The purchaser will acquire a quarter share of the freehold through the Rosedale Court Management Company.

## Viewing

Strictly by appointment through the Agent, Flint & Cook, 01885 488166.

## Money laundering regulations

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



FLINT & COOK BROMYARD SALES | 37 HIGH STREET, BROMYARD, HEREFORDSHIRE, HR7 4AE

### Ground Floor

Approx. 31.2 sq. metres (336.1 sq. feet)



### First Floor

Approx. 31.1 sq. metres (335.1 sq. feet)



### Second Floor

Approx. 28.1 sq. metres (302.5 sq. feet)



Total area: approx. 90.5 sq. metres (973.7 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	79	80
(55-68)	D		
(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.

