



## 35 FROME COURT

BARTESTREE, HEREFORD HR1 4DX

£189,950  
LEASEHOLD - SHARE OF FREEHOLD

This attractive duplex apartment is located on the ground floor in the exclusive Frome Court development which lies about 0.5 of a mile outside the village of Bartestree, amidst rolling Herefordshire countryside, 4.5 miles east of the Cathedral City of Hereford. Within Bartestree there is a shop, fish & chip shop, public house, a village hall and sports playing field, nursery school and primary school. The property is also in the catchment area for Bishop's secondary school and there is St Mary's (RC) secondary school in Lugwardine.

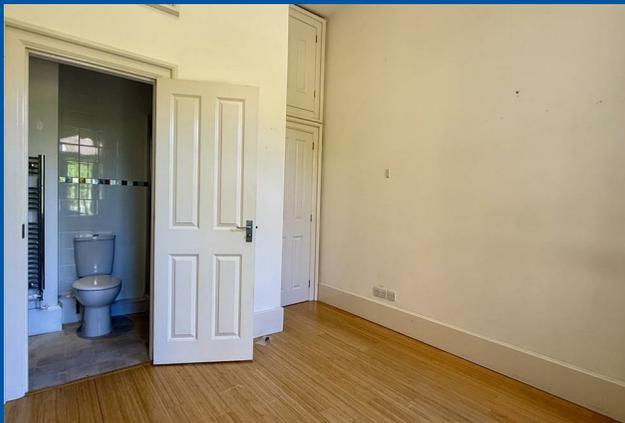
The property was originally part of the Grade II Listed Bartestree Convent and has been beautifully converted to retain original features, where possible, with high ceilings and exposed timbering and with the modern features of a video door entry phone system, passenger lift, gas central heating, open plan living room/kitchen with appliances and very spacious accommodation. There are lovely communal gardens including the cloisters quadrangle and there is a designated parking space and further visitors spaces. We highly recommend an internal inspection.

The whole is more particularly described as follows:-



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- Must be viewed!
- Ideal first time buyer/ investor accommodation
- No onward chain!
- Two bedroom duplex apartment
- Outskirts of a popular village
- Allocated parking & communal gardens



## Full Description

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### Ground floor

With communal entrance door leading in and entrance door to no.35

### Entrance hallway

With wood effect flooring, radiator, ceiling light point, smoke alarm, central heating thermostat, telephone

entry system, alarm system, carpeted stairs leading up with useful understair storage cupboard and doors to

### Bedroom one with en-suite

With wood effect flooring, ceiling light point, radiator, window and door leading out to the courtyard, useful built in wardrobe with cupboard over and door into the En-suite shower room With double width cubicle and mains fitment shower head over, tiled surround, low flush w/c, pedestal wash hand basin, heated towel rail, recess spotlights and extractor.

### Bathroom

Three piece white suite comprising panelled bath with mains fitment shower head over with tiled surround, low flush w/c, pedestal wash hand basin, two windows, radiator, recess spotlights and tiled floor.

### First floor landing

With fitted carpet, ceiling light point, radiator, window overlooking the courtyard and doors into

### Bedroom two

With fitted carpet, ceiling light point, radiator and window.

### Open plan living

A modern kitchen fitted with matching wall and base units, ample work surfaces over, stainless steel sink and drainer, integrated four ring hob with oven and microwave below with extractor over, integrated fridge/freezer, integrated dishwasher, under counter space for washing machine and wall mounted gas

central heating boiler. Ample space with both living and dining with two radiators, two windows, two wall lights and two ceiling light points.

### Outside

The property benefits from a small private garden outside the downstairs bedroom and the use of a communal garden space, an allocated parking space with further visitor spaces. There is a communal bike storage space and bin store.

### Directions

From Hereford proceed towards Ledbury on the A438 and continue through Lugwardine and Bartestree and then turn right into Frome Court and Frome Park and turn right through the brick pillars and there are numerous visitors space in which to park.

### Tenure & Possession

Service charge £2635.00 per annum

Ground Rent - £100 per annum

Share of Freehold - 999 years commenced 2001 with 975 years remaining.

### Services

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

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

### 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.

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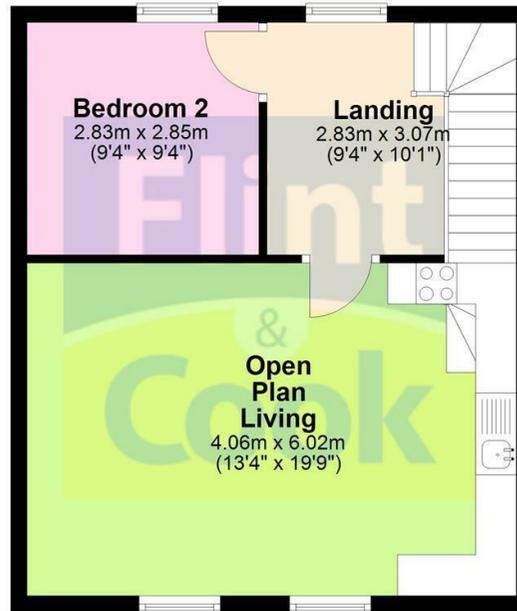
### Ground Floor

Approx. 25.5 sq. metres (274.5 sq. feet)



### First Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



Total area: approx. 67.6 sq. metres (727.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	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	

EPC Rating: C Council Tax Band: C

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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