



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

In a purpose-built block of apartments within close level walking distance of the town centre, all its amenities and the bus stop for the regular Hereford and Worcester service.

A Spacious Two-Bedroom South Facing Second Floor Apartment with Double Glazing, Mains Gas Fired Central Heating, Fitted Kitchen and Carpets, Use of Sitting Area.

**FLAT 6
6 LITTLE HEREFORD STREET
BROMYARD
HR7 4DE**



Comprising

Communal Hallway, Stairs and Landing. Door to Hall, Sitting Room, Kitchen, Two Bedrooms, Bathroom and Cupboard. EPC – C

Offers in the region of £90,000 Leasehold

Flat 6, 6 Little Hereford Street, BROMYARD HR7 4DE

FLAT 6, 6 LITTLE HEREFORD STREET is a spacious apartment on the second floor of a purpose built block within close level walking distance of the town centre, all its amenities, and the bus stop for the regular Hereford, Worcester, Ledbury service. The apartment has south facing double glazed windows, security phone system to ground floor access doorway, mains gas fired central heating from a combi-boiler to radiators with thermostats, fitted carpets or vinyl floors and fitted kitchen.

Outside there is use of the south facing communal area.

The accommodation, with approximate measurements, comprises:-

From the outside path, door to shared hall, stairs and landing. Door to

RECEPTION HALL with radiator and cupboard off.

SITTING ROOM (13'9" x 9'3") Radiator, south facing window and door to

KITCHEN 11'4" x 5'0") Range of base and wall units in light wood of cupboards and drawers, integral cooker, spaces for appliances, work surface with tiled splashback, inset stainless steel sink and mixer tap, inset four-ring electric hob with extractor over. Window to front.

BEDROOM 1 (13'9" max. x 9'6") Radiator and south facing window.

BEDROOM 2 (13'9" x 6'0") Radiator and south facing window.

BATHROOM Suite of panelled bath with grab handles, tiling, shower taps and glazed screen over, hand basin with tiled splashback, mirror and shaving light over, WC. Radiator, medicine cabinet and extractor.

OUTSIDE



Use of the south facing courtyard style area to the front of the building.

SERVICES Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - A

REPORTS

Landlord Gas Safety Record until 25th September 2026, Electrical Report EICR until 30th September 2026.

TENURE

The property is held on a 125-year lease with about 105 years remaining at a ground rent of £150 pa. The managing company collects an annual service charge.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003483

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.