



1 CREST COURT

BOBBLESTOCK, HEREFORD HR4 9QD

£120,000
LEASEHOLD

Ground floor flat in popular residential area, close to local amenities, one bedroom, electric heating, double glazing. Ideal first time buyer or investor. No onward chain.



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- Sold with no onward chain
- Ground floor flat
- Ideal for a first time buyer/investor
- Communal parking, gardens & single garage
- Electric heating & double glazing
- Must be viewed!



Ground Floor

With entrance door leading into the communal entrance hall where the entrance door is found to

Flat 1 Entrance Hall

With vinyl flooring, ceiling light point, wall mounted electric heater, storage cupboard housing the fuse box and doors to

Lounge/Dining Room

A spacious lounge/dining room with fitted carpet, ceiling light point, double glazed windows to the front and side aspects, two wall mounted electric heaters and door into the

Kitchen

Fitted with matching wall and base units with work surface space over and tiled splash backs, stainless steel sink and drainer unit, treading electric cooker, under counter space and plumbing for washing machine, space for a freestanding fridge/freezer, double glazed window and tiled floor.

Bedroom

A good sized double bedroom with fitted carpet, double glazed window, ceiling light point, electric heater and airing cupboard with fitted wooden shelving and hot water cylinder.

Bathroom

Comprising panelled bath with electric shower over and part tiled surround, pedestal wash hand basin, chrome heated towel rail, ceiling light point, extractor and vinyl flooring.

Toilet

With low flush w/c, ceiling light point and vinyl flooring.

Outside

The flat benefits from use of a communal car park and gardens. It also benefits from the ownership of a single garage with up and over door.

Money Laundering

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

Directions

Proceed west out of Hereford City along Whitecross Road, taking the 3rd exit at the Monument roundabout onto Three Elms Road. After passing Huntington Lane on the left hand side, take the next turning right onto Grandstand Road and Crest Court is on the right hand side.

Tenure & Possession

Leasehold - vacant possession on completion.
Lease length - 136 years remaining (28th September 2162).

Service Charge - £45 pcm

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

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage are connected.

Residential lettings & property management

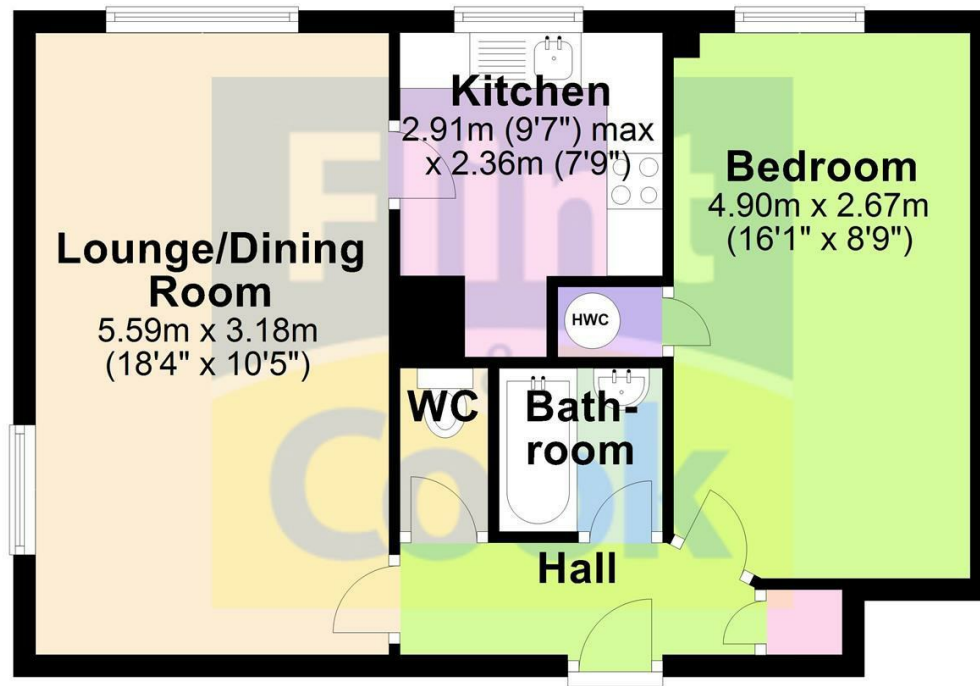
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

1 CREST COURT



Second Floor

Approx. 46.2 sq. metres (497.0 sq. feet)



Lounge/Dining Room
5.59m x 3.18m
(18'4" x 10'5")

Kitchen
2.91m (9'7") max
x 2.36m (7'9")

Bedroom
4.90m x 2.67m
(16'1" x 8'9")

WC
Bathroom

Hall

Total area: approx. 46.2 sq. metres (497.0 sq. feet)

EPC Rating: D Hereford Council Tax Band: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(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/tenants are advised to recheck the measurements

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