



2 BEVERLEY COURT FOLEY STREET HEREFORD HR1 2SQ

Asking Price £135,000
LEASEHOLD

Spacious ground floor flat in popular residential location, close to local amenities, with one double bedroom, modern kitchen, gas central heating, double glazing, off-road parking. Ideal for FTB or investor. Viewing advised.



2 BEVERLEY COURT FOLEY

- Ground Floor Flat • One double bedroom, modern kitchen • Gas central heating & double glazing • Popular residential location • Ideal for a first time buyer/investor or downsizing • Sold with no onward chain!



Ground Floor

With entrance door leading into to the

Communal Entrance Hall

With electric meter and entrance door into

Flat 2 Entrance Hall

With wood effect flooring, ceiling light point, double storage cupboard, wall mounted fuse box, window to the front and doors to

Lounge/Dining Room

A spacious lounge/diner with dual aspect double glazed windows to the front and rear, fitted carpet with ceiling light point to the living area and wood effect flooring, radiator and additional ceiling light point to the dining area. A door leads into the

Kitchen

A modern fitted kitchen comprising a range of fitted wall and base units with ample work surface space over, there is a stainless steel sink and drainer unit, four ring induction hob with cooker hood over, eye level oven, space for a freestanding fridge/freezer, breakfast bar, wall mounted gas central heating boiler, double glazed window and door back into the entrance hall.

Bedroom

A spacious double bedroom with fitted carpet, a central ceiling light, radiator, double glazed window and ample space for wardrobes.

Shower Room

Comprising a double width walk in shower with tiled

surround and mains fitment shower head over, low level w/c, wash hand basin with storage below, radiator and double glazed window.

Outside

The property benefits from an allocated parking space and use of the communal garden.

Directions

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.

Lease - 224 years from and including 27 March 1986 to

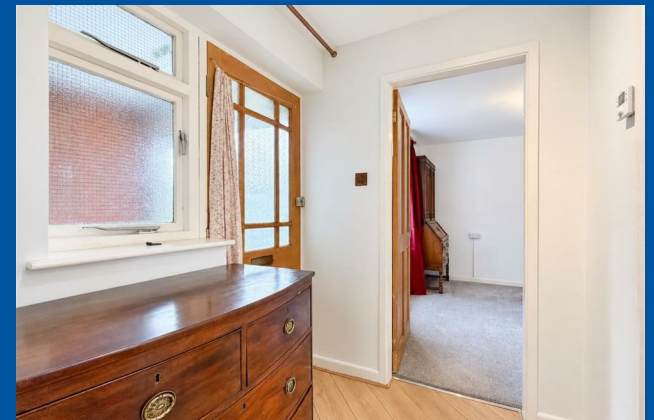
and including 26 March 2210, 183 years remaining.

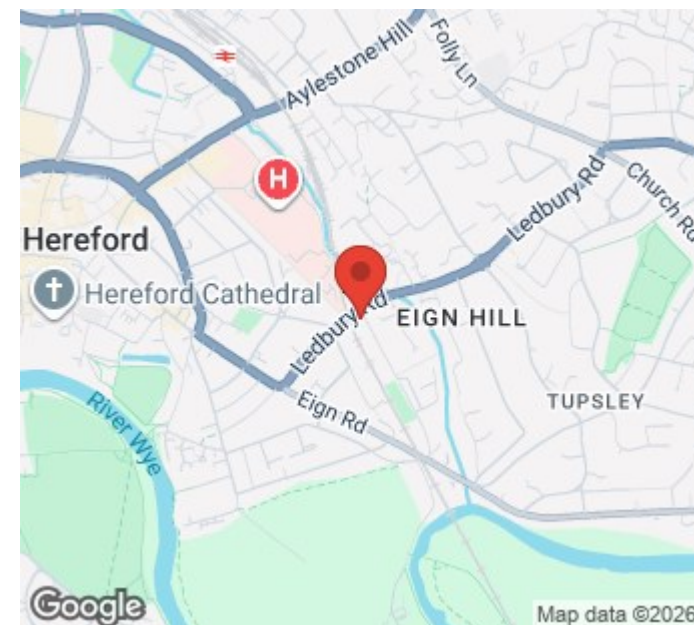
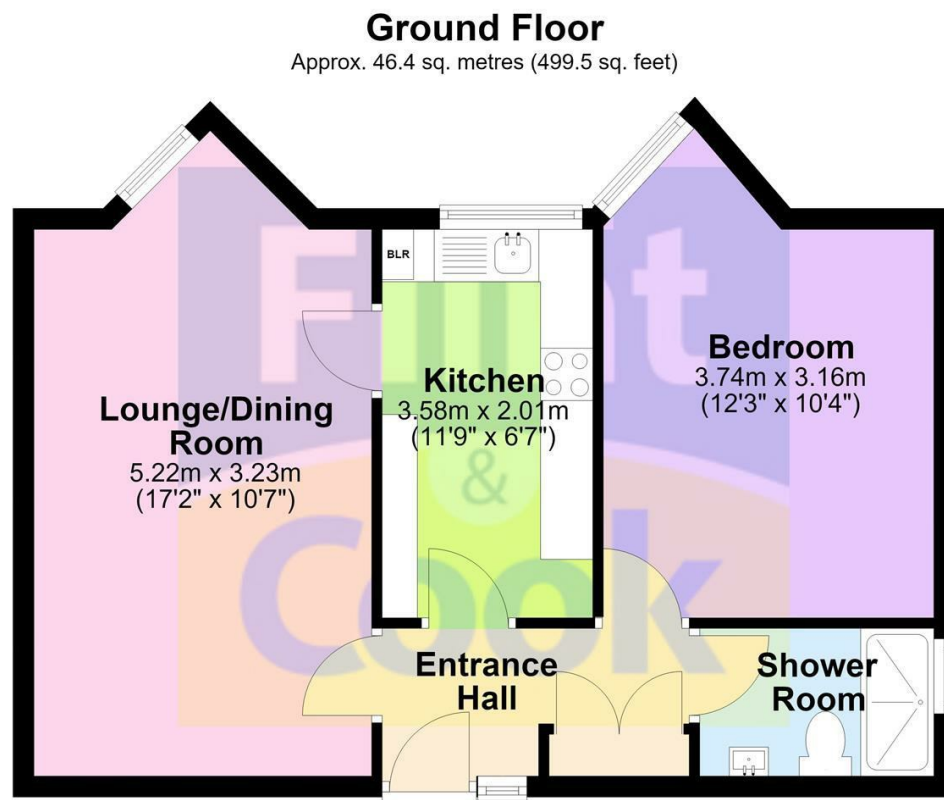
Service Charge - £55pcm

Viewing Arrangements

Strictly by appointment through the Agent (01432)
355455.

2 BEVERLEY COURT FOLEY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 46.4 sq. metres (499.5 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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