



**FLAT 1, ASHFORD HOUSE BODENHAM ROAD**  
HEREFORD HR1 2TS

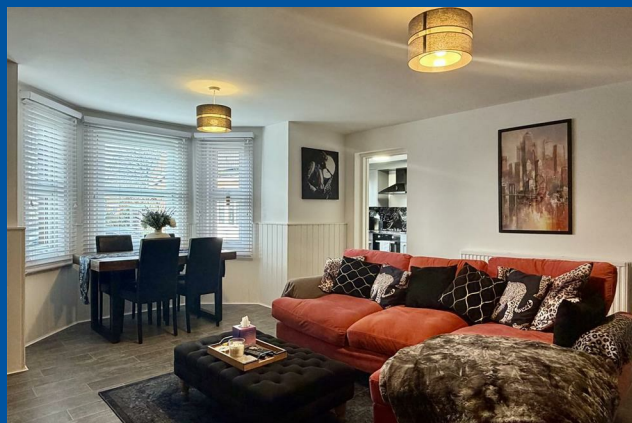
**£150,000**  
LEASEHOLD - SHARE OF FREEHOLD

Situated in this highly sought after residential location, an immaculately presented one bedroom lower ground floor flat offering ideal accommodation for a first time buyer/ investor or someone looking to downsize. The property benefits from gas central heating, double glazing, allocated parking and a viewing is highly recommended.



# FLAT 1, ASHFORD HOUSE

- Sought after residential location
- Ideal for a first time buyer/investor
- Allocated parking
- Immaculately presented throughout
- 1 Bedroom lower ground floor flat
- Gas central heating & double glazing



## Lower ground floor

With steps leading down to the entrance hall for flats 1 & 2, a door then leads into

### Flat 1

#### Spacious Reception Hall

With part panelled walls, radiator, two ceiling light points, wall mounted fuse box, vinyl flooring and doors leading into

#### Lounge/Dining Room

A spacious living/dining space with feature double glazed bay window, radiator, two ceiling light points, part panelled wall, vinyl flooring and door into the

#### Modern fitted kitchen

With a range of wall and base cupboards, ample granite worksurfaces with matching splashbacks, tiled floor for easy maintenance, single bowl sink unit with mixer tap over, built-in oven, cooker hood, gas hob, double glazed window to the side and double-glazed window to the rear, space for upright fridge/freezer, radiator, boiler cupboard housing the Worcester central heating boiler, space and plumbing for automatic washing machine, centre light.

#### Bedroom

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

#### Bathroom

A modern white suite comprising panelled bath with

tiled surround and mains fitment shower head over the over, low flush w/c, Burlington pedestal wash hand basin, heated towel rail, tiled floor and useful storage cupboard with fitted wooden shelving.

#### Outside

To the front of the property there is one allocated parking space.

#### Directions

Proceed north out of Hereford City along Commercial Road, crossing the railway bridge onto Aylestone Hill. Turn right into Bodenham Road and after approximately 400 yards, Ashford House is on the right-hand side.

#### 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.

The property benefits from a 999 year lease with 994 years remaining.

Freehold owned by Ashford Residents Company Limited. Leaseholder owns 1/14 share of the Freehold.

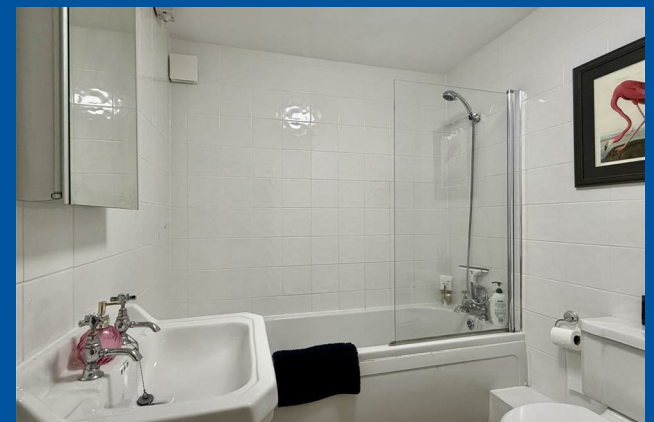
Service charge £100pcm (£1200 per annum).

Ground rent £80per annum.

#### **Viewing Arrangements**

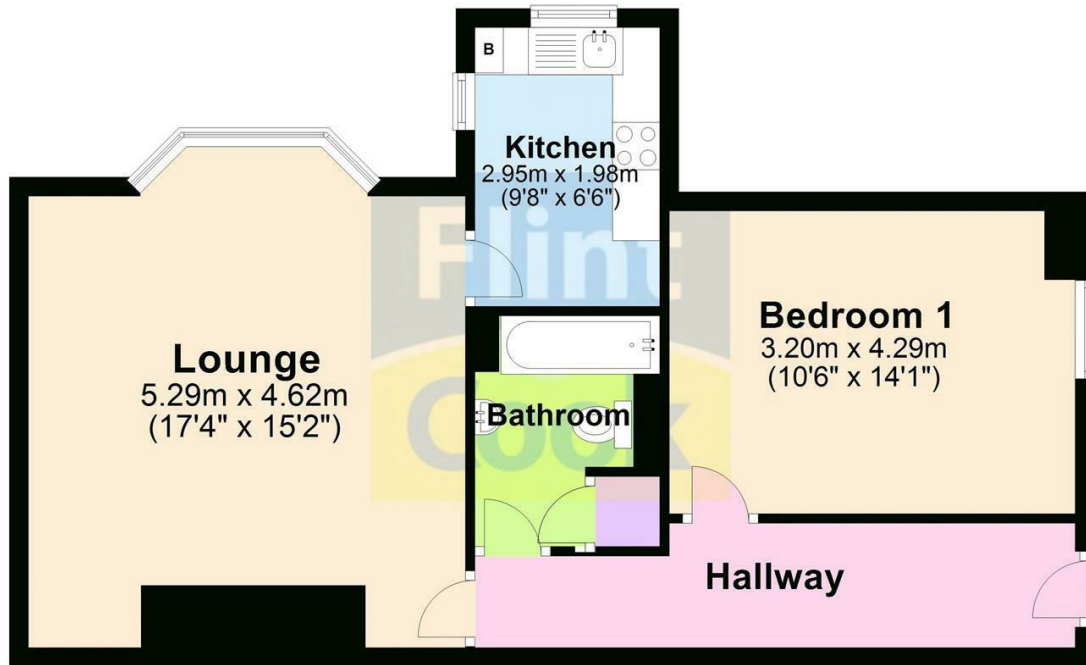
Strictly by appointment through the Agent (01432) 355455.

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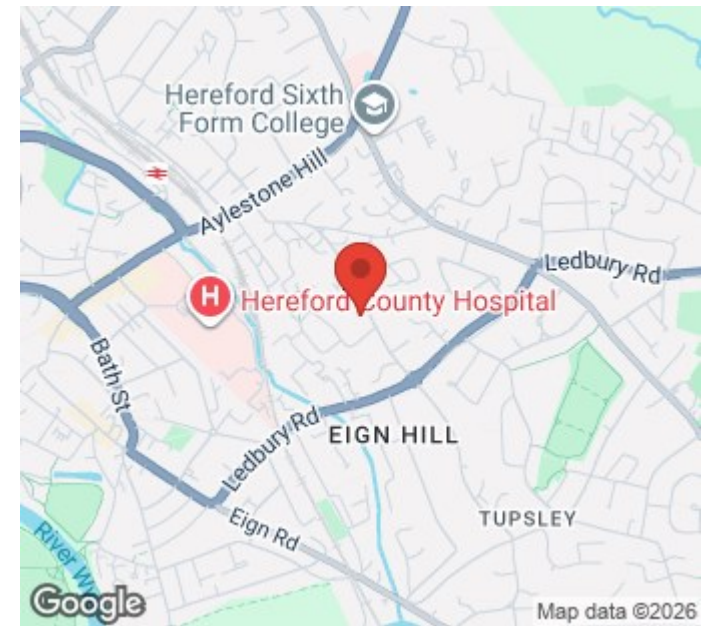
## Ground Floor

Approx. 56.1 sq. metres (603.7 sq. feet)



Total area: approx. 56.1 sq. metres (603.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: C**    **Council Tax Band: B**

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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