



**5 ROCHESTER COURT SYDWALL ROAD**  
**BELMONT, HEREFORD HR2 7XW**

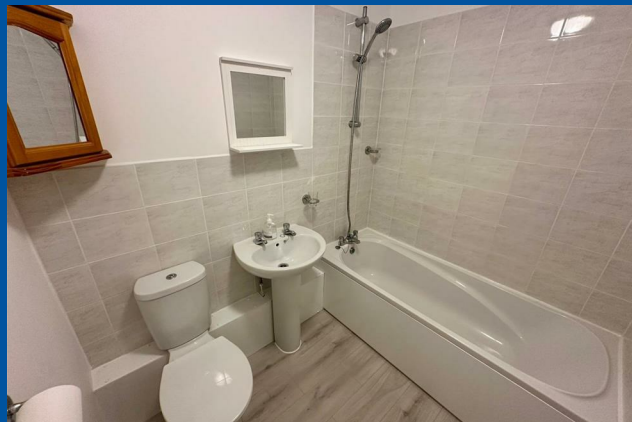
**£97,500**  
**LEASEHOLD**

Peacefully situated on the southern outskirts of the City, a purpose-built one bedroom first floor flat offering ideal first time buyer or retirement accommodation. The property is offered for sale with no onward chain and has the added benefit of a long Lease, double glazing, modern kitchen and bathroom and we strongly recommend an internal inspection.



## 5 ROCHESTER COURT SYDWALL

- Outskirts of the City
- Purpose built first floor flat
- Open-plan Lounge/Kitchen
- Double Bedroom
- Ideal for first time buyer or retirement
- No onward chain



In more detail the accommodation comprises Communal Ground Floor Hall and communal staircase leading up to the first floor Communal Landing with entrance door to

### Reception Hall

With laminate flooring, wall mounted heater, door entry phone, coat hooks, useful store cupboard and door to

### Open-plan Living Room/Kitchen

Living area with fitted carpet, wall mounted heater, TV aerial point, large double glazed window.

Kitchen area with single drainer sink unit with mixer tap over, wall and base cupboards, ample work surfaces, vinyl flooring, built-in oven and hob with cooker over, washing machine and double glazed window with vertical blind.

### Bedroom

With fitted carpet, wall-mounted electric heater, double glazed window and built-in double wardrobe with overhead cupboard.

### Bathroom

With white suite comprising panelled bath with tiled surround and shower attachment over, pedestal wash hand basin with wall mirror over, low flush WC, corner wall mounted medicine cabinet, laminate flooring, extractor fan and airing/store cupboard.

### Outside

The property stands in communal gardens with communal parking.

### Property Services

Mains water, electricity and drainage are connected. Electric heating.

### Outgoings

Water and drainage rates are payable. Service charge £75 per month.

### Directions

Proceed south out of Hereford City on Belmont Road (A465) taking the 4th exit at the Tesco roundabout onto Abbotsmead Road. Take the first right into Whitefriars Road, follow the road round and then turn right into Sydwall Road. Rochester Court is on the right-hand side after approximately 200 yards.

### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Money Laundering Regulations

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

## Residential lettings & property management

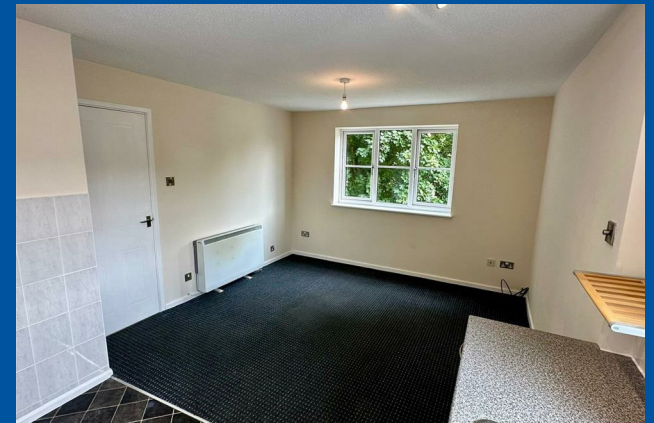
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

## Tenure & Possession

Leasehold - vacant possession on completion.

Lease - 999 years from January 1989

## 5 ROCHESTER COURT SYDWALL



### Floor Plan

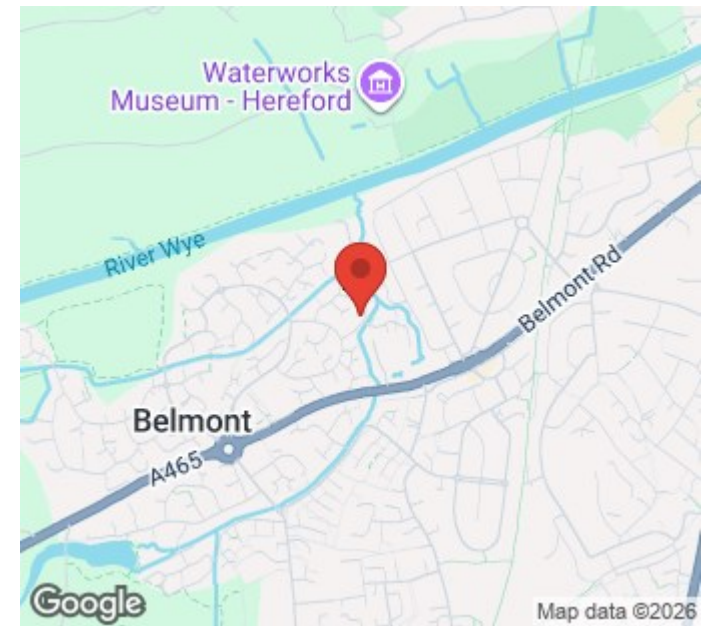
Approx. 34.7 sq. metres (373.2 sq. feet)



Total area: approx. 34.7 sq. metres (373.2 sq. feet)

**5 Rochester Court, Belmont, Hereford**

**EPC Rating: C Herefordshire Council Council Tax Band: A**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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

Flint and Cook Hereford Sales  
 22 Broad Street  
 Hereford  
 Herefordshire  
 HR4 9AP

01432 355455  
 hereford@flintandcook.co.uk  
 flintandcook.co.uk

