



15 BEECHWOOD COURT

HEREFORD HR1 1DX

£149,000
LEASEHOLD

Forming part of this popular over 55s retirement development on the northern outskirts of the city, an impressive 2 bedroom first floor apartment offering ideal retirement accommodation. Modern kitchen & bathroom. Gas central heating & double glazing. No onward chain.



15 BEECHWOOD COURT

- No onward chain
- Gas central heating & double glazing
- Updated kitchen & bathroom
- Generously sized accommodation
- Communal parking
- Own private ground floor entrance door



The well-maintained accommodation comprises a private ground floor entrance door through to the

Entrance Hall

With fitted carpet and carpeted staircase with handrails leading up to the

First Floor Landing

With fitted carpet, central heating thermostat, access hatch to the useful loft storage space, emergency pull cord, and door to the

Lounge

A light and airy room with fitted carpet, double glazed window to the front aspect with vertical blinds, coved ceiling and radiator with decorative surround.

Kitchen

Fitted with a range of modern units comprising a single drainer sink unit with mixer tap, range of wall and base cupboards, ample work surfaces with tiled splashbacks, double glazed window with roller blind, updated Worcester wall-mounted gas central heating boiler, radiator, built in single oven and 4 ring hob with cooker hood over, space for breakfast table, built in fridge/freezer, Indesit washing machine and central spot lighting.

Bedroom 1

Fitted carpet, radiator, double glazed window with vertical blinds, further double glazed window with vertical blind and range of fitted bedroom furniture including double wardrobe, cupboard with shelving and dressing table unit.

Bedroom 2/Dining Room

With fitted carpet, radiator, double glazed window to the rear, built in cupboard with shelving and built in double wardrobe.

Bathroom

With modern suite comprising bath with hand grips and shower unit over with rail and curtain. Low flush WC, pedestal wash hand basin with wall mirror. Ladder style towel rail/radiator, double glazed window with blind, vinyl flooring and partially tiled wall surround.

Outside

The property stands in well-maintained communal gardens with seating areas. Communal car parking facilities are situated a short distance away.

Directions

Proceed north out of Hereford City along Commercial Road crossing over the railway bridge onto Aylestone Hill. At the top of the hill take turning left onto Venns Lane, after approximately 400 yards, turn right into Beechwood Court.

Tenure

The property benefits from the remainder of 99 year lease which commenced in 2014. The service charge for the flat is £247 per quarter or £82.34 monthly.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable.

Viewings

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

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.

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Total area: approx. 63.5 sq. metres (683.0 sq. feet)
15 Beechwood Court, Venns Lane, Hereford

EPC Rating: C Herefordshire Council Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(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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