



## FLAT 3 64 BODENHAM ROAD HEREFORD HR1 2TS

£185,000  
LEASEHOLD - SHARE OF FREEHOLD

This exceptional first floor apartment is conveniently located in a highly sought after residential area and is one of five apartments in a substantial Victorian house about a mile east of the cathedral city of Hereford in the Bodenham Road Conservation Area. It is particularly well placed for access to Hereford hospitals, railway station and further education colleges (6th form, art and technical). There are excellent local amenities including shops, a bus service, a public house, and filling stations. The property has recently been renovated to a very high standard including the fitting of secondary double glazing and rewiring.



# FLAT 3 64 BODENHAM ROAD

- Stunning first floor apartment
- Exclusive residential location
- Attractively renovated
- 2 bedrooms
- Large open plan living space
- Gas central heating, garage & parking



## Communal Entrance Porch

With original tiling and door to the

## Communal Entrance Hall

With an original tiled floor, access to the cellar, cupboard housing the electric meters, gas meters and staircase leading to the first floor.

## Apartment 3 - first floor

### Entrance Hall

With a radiator

### Open Plan Kitchen/Dining/Living Room

With exposed floorboards, bay window to the front, 2 windows to the side all fitted with secondary double glazing, feature recessed brick fireplace, cornicing and 2 radiators.

### Kitchen

Fitted with contemporary style units with splash backs and work surfaces, Belfast style sink, built in electric oven, 4 ring hob with extractor hood, built in microwave/grill, built in refrigerator and built-in washing machine.

### Bedroom 1

With 2 built-in wardrobes, recessed feature fireplace, 2 sash windows with secondary glazing and a radiator.

### Bedroom 2

With a radiator, gas fired, central heating boiler and window with secondary double glazing to the side.

## Bathroom

With a roll top bath and mains shower with overhead and handheld fittings, glass screen wash, hand basin with cupboard under and to side, WC, tiled floor, ladder style radiator, shaver point, double glazed window and extractor fan.

## Outside

The property stands in communal grounds and has a garage with a parking space to the front.

## Property Services

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

## Outgoings

Council tax band 'B' - £1,889 for 2025/2026

Water and drainage rates are payable.

Service charge - £40 per month (to cover buildings insurance).

## Tenure & Possession

Leasehold - vacant possession on completion.

Lease 999 years commenced 2008.

Each apartment has the equal share of the Freehold.

## Viewing

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

## Opening Hours

Monday - Friday 9.00 am - 5.30 pm

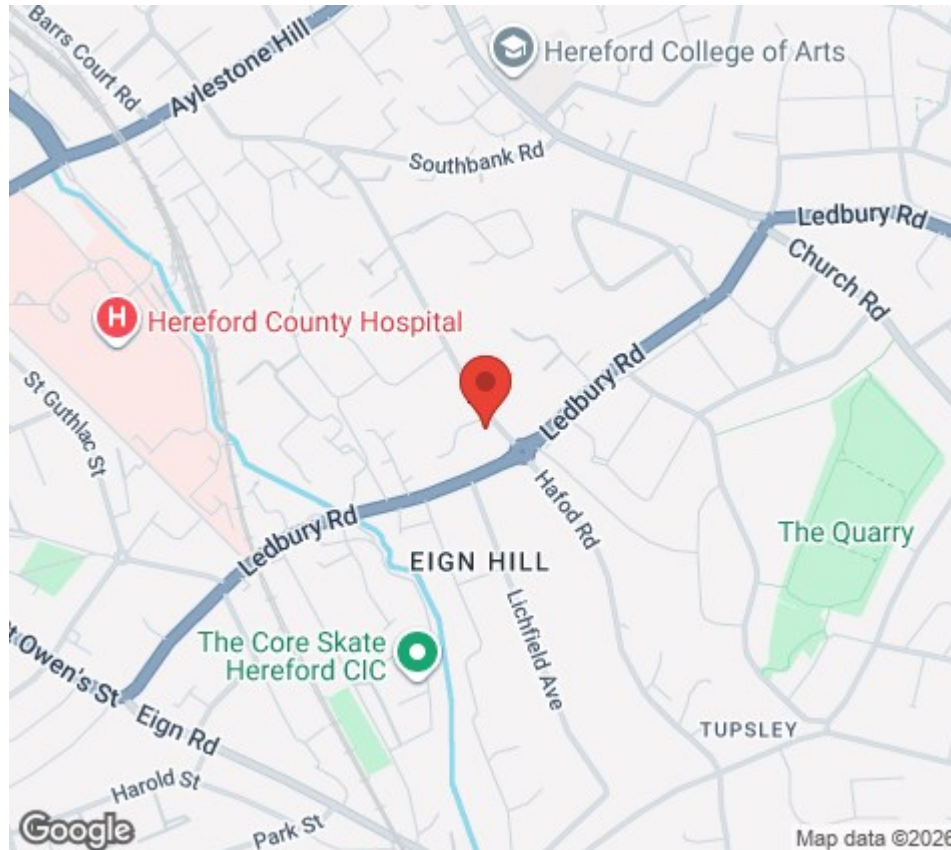
Saturday 9.00 am - 1.00 pm

## Money Laundering Regulations

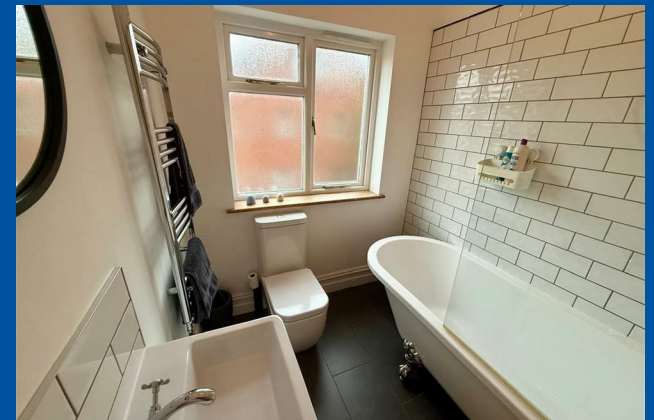
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## 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.



## FLAT 3 64 BODENHAM ROAD





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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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