



## APARTMENT 2 WESTERN HOUSE

BROOMY HILL, HEREFORD HR4 0LJ

Asking Price £195,000  
LEASEHOLD - SHARE OF FREEHOLD

This excellent first floor apartment is conveniently located within easy reach of Hereford City Centre in the exclusive residential area of Broomy Hill, close to the River Wye and also Sainsbury's. Constructed in the early 1990s, Western House comprises just four apartments, all of which have an equal share of the freehold.



## APARTMENT 2 WESTERN HOUSE

- Modern purpose-built apartment
- Sought-after residential location
- 2 bedrooms
- Easy reach of the City
- Communal garden & parking
- Share of Freehold



Apartment 2 provides spacious accommodation, approx 774 sq ft, and offers 2 bedrooms (both with built-in wardrobes), lovely lounge with balcony, stairlift, gas fired central heating, double glazing, parking space and communal garden.

In more detail the accommodation comprises

Door to

### Hall

With staircase to

### First Floor Landing

With hatch to roof space and radiator.

### Walk-in Storage Cupboard/Former WC

With radiator, window and extractor fan.

### Lounge

With radiator and patio doors to balcony.

### Kitchen/Dining Room

With Oak effect base and wall mounted units, work surfaces, tiled splashbacks, 1½ bowl sink unit, plumbing for washing machine, wall mounted gas fired central heating boiler, radiator and window to front.

### Bedroom 1

With radiator and fitted mirror-fronted wardrobes.

### Bedroom 2

With radiator, fitted mirror-fronted wardrobe and window to front.

### Shower Room

With large tiled shower cubicle with mains fitment, glass screen, wash hand basin, WC, tiled walls, storage cupboard with shelving over, radiator, extractor fan and window.

### Outside

The property is approached through brick pillars and to the front is a gravel parking area with a designated space.

To the rear, is a communal lawned garden which is enclosed by fencing and hedging.

### Property Services

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

### Outgoings

Water and drainage rates are payable.

Service charge £900 per annum (paid monthly and subject to confirmation) to include building insurance, garden maintenance, etc.

### Tenure & Possession

Leasehold (Share of Freehold) - vacant possession on completion.

99 year lease commenced 1996 with 69 years remaining.

### Agents Note 1

The Freehold of Great Western House is owned by a Management Company. Each apartment owner has an equal shareholding (i.e. share of the Freehold).

### Agents Note 2

The Acorn Superglide stairlift can be included in the sale or removed by request.

### Directions

What3words ///judges.horses.sushi

From our Hereford office proceed along King Street then straight ahead into St Nicholas Street and ahead again at the traffic lights into Barton Road. After ¼ mile turn left into Broomy Hill and the property can be found almost immediately on the left hand side.

### Viewing

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

### Money Laundering Regulations

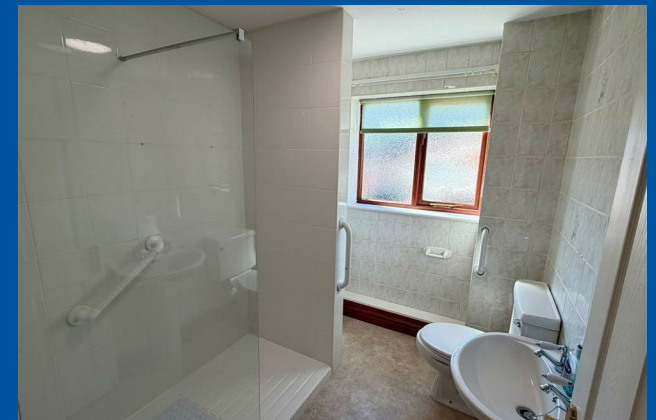
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

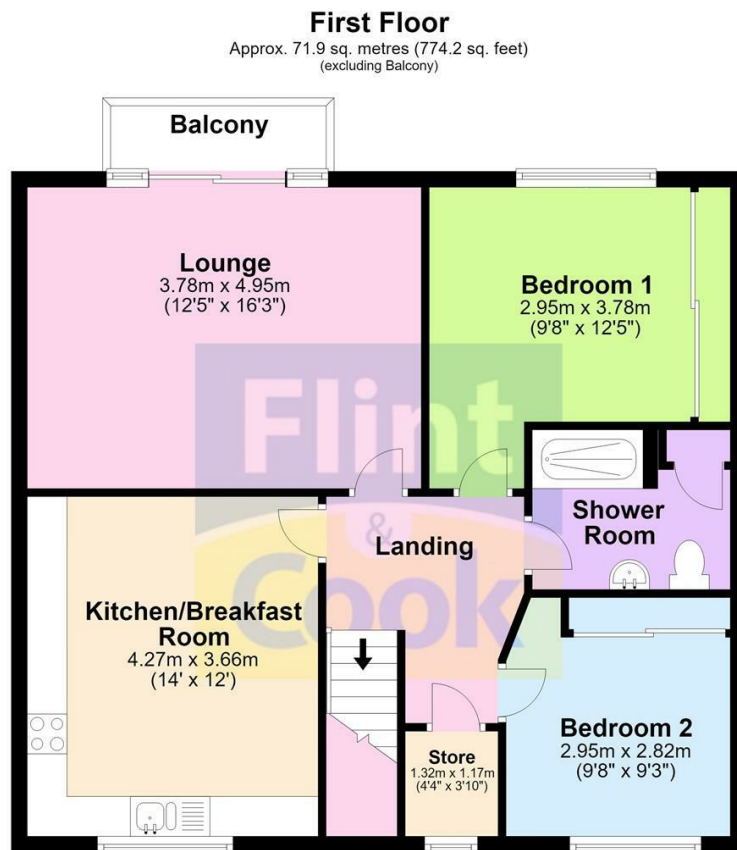
### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

## APARTMENT 2 WESTERN HOUSE





Total area: approx. 71.9 sq. metres (774.2 sq. feet)

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



| 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>                            | 70                      | 77        |
| (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 |           |

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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