



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

NO ONWARD CHAIN

Within a cul-de-sac off Little Hereford Street just a short level walk from the town centre and all its amenities.

A South Facing Two-Bedroom First Floor Apartment in a Purpose Build Block of Six with Night Storage Heating, Double Glazing, Fitted Carpets and Car Parking Space. Lease Extension in Process.

**4 BLACKSMITHS COURT
BROMYARD
HR7 4DE**



Shared Porch, Hall, Easy Tread Stairs and Landing to Hall, 17' Lounge with Fitted Kitchen Area, Two Bedrooms, Bathroom and Car Parking Space. EPC – C

Offers in the region of £115,000

NEW PRICE

4 Blacksmiths Court, BROMYARD HR7 4DE

4 BLACKSMITHS COURT is on the first floor approached by easy tread stairs in a purpose built block of just six apartments in a cul-de-sac a short level walk from the town centre and all its amenities. To the front of the building there is a tarmac forecourt and chipping car parking area with a reserved space.

Fitted carpets, intercom door release system, night storage heaters and double glazed windows. The apartment is approached from the courtyard to a shared porch, hallway, staircase and landing all with coir mats and fitted carpets.

The accommodation, with approximate measurements, comprises:-

HALL AND PASSAGE with coir mat and fitted carpet, hat and coat hooks, smoke alarm and doors to each room.

AIRING CUPBOARD with large insulated hot water cylinder, two immersion heaters, timer and shelving.

LOUNGE WITH KITCHEN AREA (17'3" x 13'8" plus 7'9" x 6'0")



The Lounge Area has a fitted carpet, night storage heater, TV and telephone points, intercom to porch and a south facing window with curtain pole.



The Kitchen Area has a range of base and wall units of cupboards and drawers, space and plumbing for automatic washing machine, space and point for electric cooker, work surface with tiled splashback, stainless steel inset sink with mixer tap. Matching peninsular unit with space for electrical items and work surface. Tiled floor, spotlight track, extractor and window to rear.

BEDROOM 1 (11'6" x 9'10")



Fitted carpet, night storage heater and south facing window with curtain pole and roller blind.

BEDROOM 2 (9'4" x 7'1")



Fitted carpet, wall mounted electric radiator with timer and thermostat control, south facing window with curtain pole and roller blind.

BATHROOM



Suite of panelled bath with tiling over, Triton T80 electric shower and rail, hand basin with tiled splashback and shaving light over, WC, vinyl floor, Steeple extractor, Chilton Powerflow electric fan heater and window.

CAR PARKING SPACE in front of the building.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX BAND - B

TENURE The flat is leasehold but the owner will have a share of the Freehold by way of being a member of Blacksmith Court Residents Co. Ltd. An annual payment is levied to cover the main structure insurance and upkeep of communal area, this year the charge is £520.

N. B. The owners of all six apartments are collectively extending the leases possibly to 999 years.

DIRECTIONS

From High Street turn left into New Road and first left into Little Hereford Street. After about 50 yards turn right and Blacksmiths Court will be found on the right-hand side.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003467

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.