

for sale

£80,000



Brook Farm Court Belmont Hereford HR2 7TY

A beautifully maintained one-bedroom ground-floor apartment within a popular over-55s development, offering a modern fitted kitchen and a contemporary shower room. The property is available with no onward chain.

Brook Farm Court Belmont Hereford HR2 7TY

Entrance Hall

Ceiling light point, pull cord intercom, electric radiator and front door intercom.

Lounge

14' 6" x 9' 10" (4.42m x 3.00m)

Double glazed window to rear, electric fire, electric radiator, pull cord alarm and ceiling light point.

Kitchen

7' x 5' 8" (2.13m x 1.73m)

Wall and base units, roll top work surfaces, one bowl sink and drainer, integrated oven, hob and cooker hood, space for under counter fridge freezer, double glazed window to rear and ceiling light point.

Bedroom One

11' 3" x 9' 10" (3.43m x 3.00m)

Double glazed window to side aspect, electric radiator, ceiling light point, built in wardrobe and pull cord alarm.

Bathroom

Walk in shower, WC, wash hand basin with vanity, ceiling light point, heated towel rail, pull cord alarm and extractor fan.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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23 King Street
 HEREFORD HR4 9BX

Property Ref: HER315651 - 0011

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3652.15

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/HER315651

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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