





Flat - Leasehold

FLAT 12 LINTON COURT, LINTON, BROMYARD, HR7 4QJ

£83,000

FEATURES

- Excellent Ground Floor Flat
- One Bedroom with Additional Bedroom/Office Space
- Newly refurbished
- Easy access to Worcester & Hereford
- Allocated parking
- No onward chain

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Flint & Cook

2 Bedroom Flat located in Bromyard

Entrance Hall
Entered through a wood effect partially glazed front door. Grey wood-effect flooring, coat hooks, a glazed door to the living space and to the

Cloakroom
Fitted with a low level low flush WC, wash hand basin with mixer tap and storage cupboard below, electric heater, pendant light fitting and extractor fan.

Kitchen/Lining Room
The Kitchen area has wood effect flooring and is fitted with a range of high gloss wall and base cabinets topped with marble effect work surfaces and splash backs, a ceramic sink with mixer tap and draining board, hob with extractor over and oven below. There is space and plumbing for a slimline dishwasher, space for a fridge and a window with blind to the front.

Living room with wood effect flooring, slimline electric panel heater, pendant light fitting and a window with blind overlooking the courtyard.

Bedroom 2/Study
With panel electric radiator, fitted shelving and hanging rail, decorative wooden slatted wall, ceiling light point and a window to the front.

Bedroom 1
With wood effect flooring, slimline flat panel radiator, wooden slatted wall detail, double glazed windows to the front and overlooking the courtyard allowing plenty of natural light, two ceiling lights and a cupboard housing the meter.

Shower Room
Fitted with a glazed shower cubicle and Triton shower, wash hand basin with storage cupboard below mirror and light fitting over, low level low flush WC, flat panel radiator, extractor fan, vinyl flooring and walls which are clad with a combination of both aqua board and decorative vertical slatted boarding.

Two steps down take you into the

Storage/Utility Area
A useful space which contains the compact and energy efficient Stiebel Eltron water heater, shelving, vinyl flooring and light fitting.

Tenure
Leasehold with 67 years remaining.
Annual service charge of 1492.60
plus £50 ground rent.

Property Services
Mains water, electricity and drainage are connected. Electric heating.

Outgoings - Bromyard
Water and drainage rates are payable.

Directions
What3Words
///starring.feuds.seaweed

Viewing Arrangements
Strictly by appointment through the Agent, Flint & Cook (01885) 488166

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.



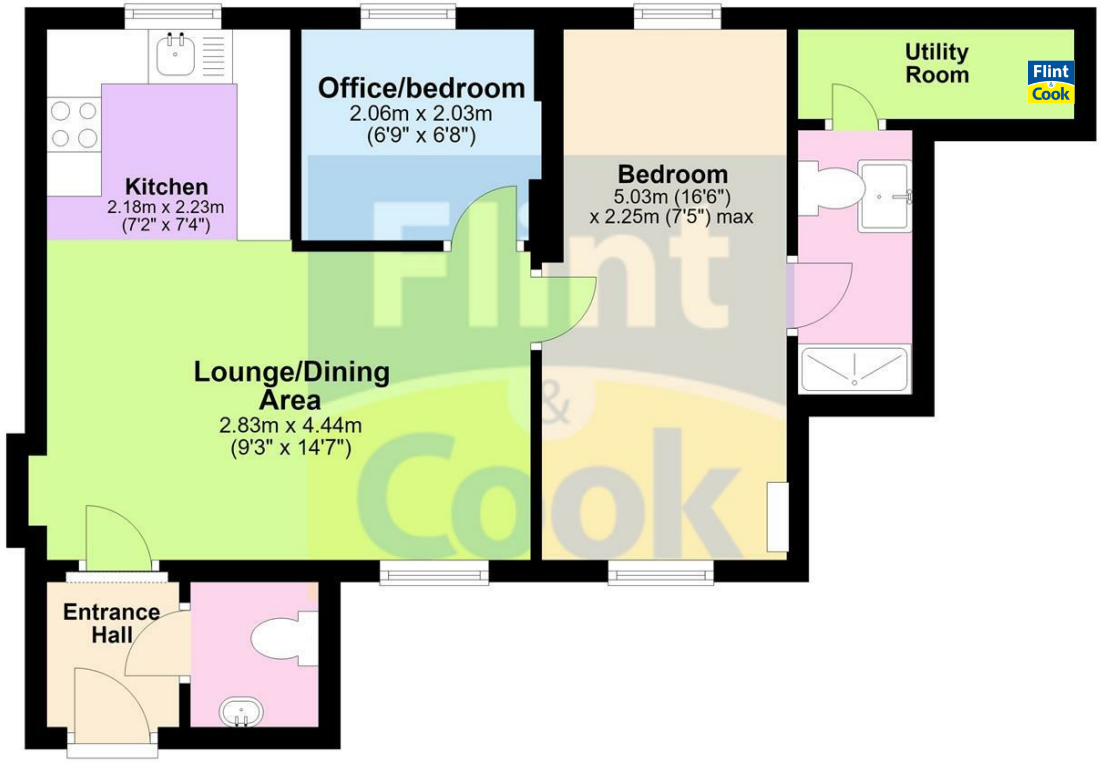






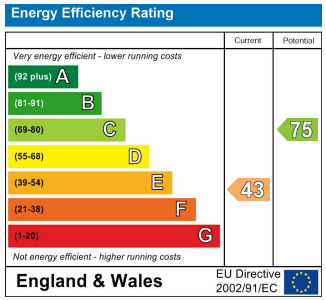
Ground Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



Total area: approx. 42.8 sq. metres (461.0 sq. feet)





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 are advised to recheck the measurements.