





Leasehold Flat

FLAT 16, ENDERBY HOUSE LINTON, BROMYARD, HR7 4QJ

£95,000

FEATURES

- 2 Bedroom Ground Floor Flat
- Open Plan Living Room/Kitchen
- Communal Gardens and Allocated Parking
- Lovely Countryside Walks
- Electric Heating and Double Glazing
- No Onward Chain

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Flint & Cook

2 Bedroom Flat located in Bromyard

An ideal investment property situated close to Bromyard Downs and between the City of Worcester (13 miles) and the M5 and Hereford (15 miles). This excellent ground floor flat has an airy kitchen/Lounge/dining area, 2 bedrooms and a bathroom. There is a designated car parking space and communal gardens.

Being sold with no onward chain, the property also offers ideal accommodation for a first time buyer or someone looking to downsize.

Main Entrance
A communal entrance door with door entry system leads into the main hall with stairs to the first floor, meter cupboards, lights and carpet.

Entrance Hall
Entrance door to inner hallway, with door entry telephone, ceiling light, smoke alarm, coat hooks, wood-effect flooring and fuse-board.

Kitchen/Dining Room/Lounge
A lovely light space. The kitchen has a range of white base and wall units with ample work surfaces, metro tiled splashbacks, breakfast bar, oven, ceramic hob, extractor hood, 1 1/4 stainless steel sink unit, integrated washer-dryer, space for fridge freezer, filament bulb light fitment and slate tiled floor.
The dining area and lounge have wood-effect flooring, 2 wall mounted lights, 2 ceiling lights, electric heater, 2 windows to front and double French doors to a grassed area leading to the car-park.

Bedroom 1
With window, ceiling light, electric heater and carpet.

Bedroom 2
With window to courtyard, ceiling light, electric heater and carpet.

Bathroom
White suite comprising bath with black taps and shower fitment, white metro tiled surrounds, low flush WC, pedestal wash-hand basin, mirror, ceiling light, extractor fan, black ladder radiator, herringbone wood-effect vinyl flooring and airing cupboard housing the hot water cylinder and with slatted shelving

Outside
There is a lovely communal garden, drying area and allocated parking for one car.

Property Services
Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Electric heating.

Outgoings
Council tax band B, payable
Water and drainage - metered supply.
Service charge £1403.04 (2026) and ground rent payable £150 per year. (£129.42 per month)

Directions
From Bromyard proceed northeast along the A44 Worcester Road. After a mile take the turning on the right signposted Burley, where Enderby House and Linton Court are immediately on the right hand side. The flat is on the ground floor of Enderby House on the far right.

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.









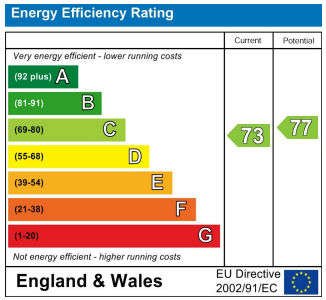
Ground Floor

Approx. 61.1 sq. metres (658.0 sq. feet)



Total area: approx. 61.1 sq. metres (658.0 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.

Flint & Cook