





Leasehold Flat

18 LINTON COURT, LINTON, BROMYARD, HR7 4QJ

£70,000

FEATURES

- Self-contained Ground Floor Flat
- Lounge, Kitchen
- Bedroom with Adjoining Bathroom
- Views towards Bromyard Downs
- Allocated Car Parking and Communal Gardens
- Extended Lease, No Onward Chain

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Flint & Cook

1 Bedroom Flat located in Bromyard

Entrance Hall
Approached through glazed front door, carpet and large walk-in cloaks/storage cupboard with hanging rail, hat and coat rail and carpet.

Lounge/Diner
Display mantel with tiled inset, hearth and coal-effect electric room heater, electric night storage heater, TV aerial point, pleasant outlook across The Common through two double-glazed windows and carpet.

Kitchen
Single drainer sink unit (h&c) inset into full width worktop with cupboard and space with plumbing for washing machine below, additional worktops with cupboards, drawers and storage space below, eye-level wall cupboard, part-tiled wall surrounds, striplight, floor covering and double-glazed window with outlook over communal courtyard to the rear.

Bedroom
Carpet, electric night storage heater, double-glazed window to front aspect and door to

Bathroom
White suite comprising panelled bath (h&c) with tiled surround and overhead Mira electric shower fitment, pedestal wash basin (h&c) and low level WC, extractor, floor covering, wall heater and Airing Cupboard with slatted shelving and lagged hot water cylinder with dual immersion heaters and timer control.

Outside
There are communal gardens and car parking facility close-by.

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

Outgoings
Council tax band A
Water and drainage - metered supply.
Annual service charge is £1492.60.

Directions
From Bromyard proceed northeast along the A44 Worcester Road. After a mile take the turning on the right

signposted Burley, and Linton Court is immediately on the right hand side.

Viewing

Strictly by appointment through the Agents, Flint and Cook 01885 488166.

Money Laundering Regulations

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

Tenure and Leasehold

Lease extended to 189 years from 1st January 1994.



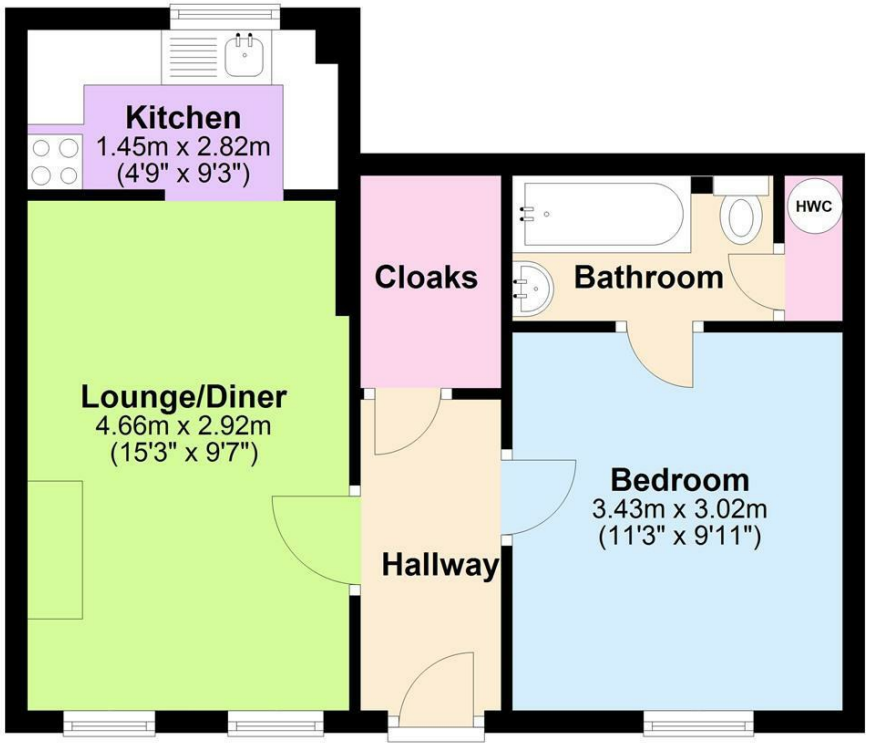






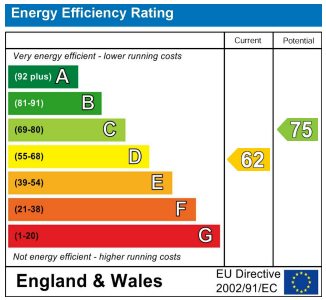
Floor Plan

Approx. 39.5 sq. metres (425.2 sq. feet)



Total area: approx. 39.5 sq. metres (425.2 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.