



**FLAT 5, ASHLEY COURT 36 BODENHAM ROAD**  
HEREFORD HR1 2TS

**£125,000**  
LEASEHOLD

Ground floor apartment in sought-after residential location with 1 bedroom, allocated parking and garden, requires some modernisation, ideal for first time buyer or investor.



## FLAT 5, ASHLEY COURT 36

- Ground floor flat
- Sought after residential location
- Ideal first time buyer/investor accommodation
- Allocated parking & private garden space
- Requires a degree of modernisation
- Must be viewed!



### Ground floor

Accessed via a private gate to the rear of the property leading to a private garden space with recessed porch and entrance door leading into the

### Entrance hallway

With tiled floor, space for coats and shoes, wall mounted fuse box, ceiling light point, doors then lead into

### Shower room

With fitted corner shower cubicle and mains fitment shower head over, pedestal wash hand basin, low flush w/c, heated towel rail and wall mounted gas central heating boiler.

### Kitchen

Fitted with matching wall and base units, ample work surface space over, sink and drainer unit, freestanding electric cooker with four ring hob and double oven below, space for washing machine and freestanding fridge/freezer (to be included), space for a dining table, tiled floor and radiator with opening leading into the

### Living room

With laminate flooring, radiator, single glazed window overlooking the private garden space, part panelled walls, ceiling light point, picture rail and step leading into

### Bedroom area

With laminate flooring, radiator, ceiling light point, ample space for wardrobes.

### Outside

The property benefits from a low maintenance private courtyard garden laid to patio and stone for ease and low maintenance, enclosed by fencing with a large wooden storage shed/workshop.

### Money Laundering

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

### Outgoings

Water and drainage rates are payable.

### Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

### Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

### Tenure & possession

Leasehold with 999 years from 1 January 1985 - 958 years remaining.

Service charge & ground rent £58pcm.

The property owns a 1/5th share of the freehold.

### Directions

Proceed east out of Hereford past Hereford Fire station

on Ledbury Road, proceed past the petrol stations to the roundabout and take the first exit left onto Bodenham Road, proceed past the turning for Chartwell Road and the property is situated on the left hand side as indicated by the agents for sale board.

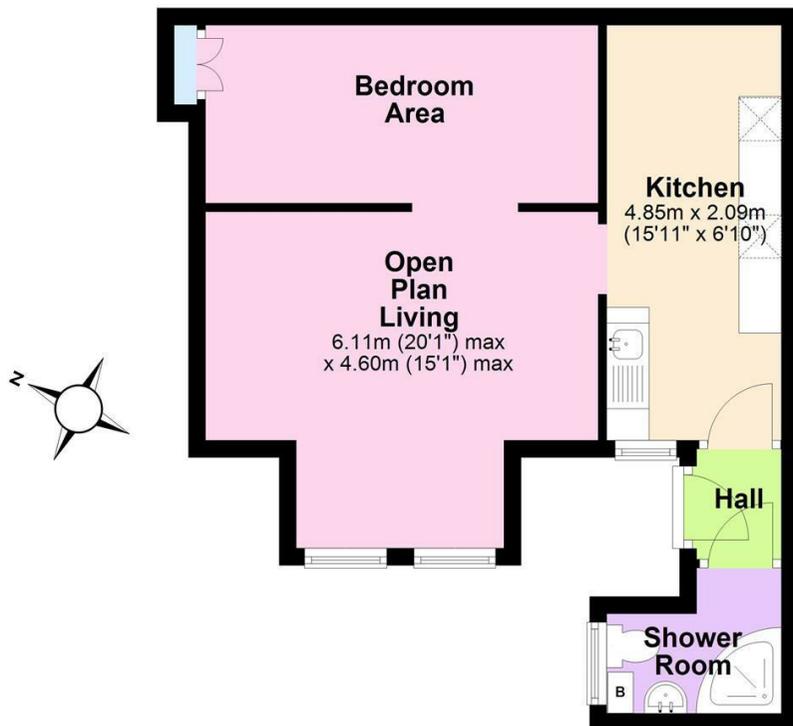
Situated in this sought after residential location, a one bedroom ground floor which offers ideal first time buyer/ investor accommodation and does require a degree of updating throughout. The property which benefits from gas central heating, allocated parking & a private garden space. A viewing is highly recommended.

## FLAT 5, ASHLEY COURT 36



### Floor Plan

Approx. 40.7 sq. metres (438.5 sq. feet)



Total area: approx. 40.7 sq. metres (438.5 sq. feet)

**Flat 5 Ashley Court, 36 Bodenham Road, Hereford**

**EPC Rating: D Council Tax Band: A**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales  
 22 Broad Street  
 Hereford  
 Herefordshire  
 HR4 9AP

01432 355455  
 hereford@flintandcook.co.uk  
 flintandcook.co.uk

