





BELMONT ABBEY

BELMONT, HEREFORD HR2 9RW

Asking Price £195,000

LEASEHOLD

A well presented two bedroom, two bath terraced home offering an ideal purchase for those looking to downsize. The property is well presented throughout and benefits from gas central heating, double glazing and is being sold with no onward chain. It forms part of the impressive St Michaels Court development comprising 11 individual dwellings situated in the grounds of Belmont Abbey, a Benedictine Monastery in lovely rural surroundings about two miles south-west of Hereford. Local amenities include a bus service nearby, Tesco's supermarket is less than one mile in distance and local shops at The Oval in Belmont. A viewing is highly recommended.

Flint & Cook

BELMONT ABBEY

• Sold with no onward chain! • 2 Storey Retirement home • Two bedrooms, two bath • Allocated parking, communal gardens • 55+ age requirement • Grounds of Benedictine Monastery





Ground Floor

Recessed Entrance Porch

With a useful storage cupboard and UPVC entrance door leading into the

Entrance Hall

A spacious and welcoming reception hall with entrance matwell, fitted carpet, radiator, carpeted staircase leading to the first floor, cupboard housing the fuse box and a useful loft hatch. Doors provide access to the ground floor accommodation.

Lounge/Dining Room

A spacious and versatile reception room enjoying plenty of natural light through dual-aspect double-glazed windows to the front and rear, both with fitted blinds. The room benefits from fitted carpet, two double radiators, a feature ceiling light to the dining area and two wall-mounted lights to the living space. Offering ample room for both comfortable seating and a dining table, this is an ideal space for everyday living and entertaining, with a door leading into the

Kitchen

Fitted with a range of matching wall and base units providing ample storage, complemented by generous work surfaces and tiled splashbacks. There is a stainless steel 1½ bowl sink and drainer unit, four-ring gas hob with electric oven below and extractor hood over, together with under-counter space and plumbing for a washing machine and space for a freestanding fridge/freezer.

Additional features include a wall-mounted gas central heating boiler, radiator, recessed ceiling spotlights and a double-glazed window providing natural light.

Bedroom One with En-suite

A well-proportioned and versatile ground floor bedroom, ideal for those seeking flexible accommodation or the convenience of single-storey living. The room features fitted carpet, central ceiling light, radiator, double-glazed window with fitted blind and a large built-in double wardrobe cupboard providing excellent storage. A door leads into the

En-Suite Shower Room

Fitted with a large walk-in shower enclosure with panelled surround and electric shower, low-flush WC and pedestal wash hand basin. Additional features include a radiator, double-glazed window, recessed ceiling spotlights and a useful airing cupboard housing the hot water cylinder, complete with wooden shelving.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, access to the loft space and doors leading to the bedroom and bathroom.

Bedroom Two

A particularly spacious first-floor bedroom enjoying an abundance of natural light through dual-aspect double-glazed windows overlooking the front and rear aspects. The room features fitted carpet, radiator and central

ceiling light, with ample space for freestanding wardrobes and additional bedroom furniture.

Bathroom

Fitted with a white three-piece suite comprising a panelled bath with partially tiled surround, low-flush WC and wash hand basin with tiled splashback. There is also a radiator and ceiling light point.

Outside

Communal Facilities

St Michael's Court is superbly laid-out in a courtyard-style communal garden, which include an ornamental pond feature, there is a large Summer House and a Common Room which is comfortably furnished and provides an excellent reading room with French windows to the gardens. The Common Room has an adjoining kitchen and use of a laundry and is intended for the private relaxation of the residents.

A communal parking area is sited close-by.

Agents Note

There is a minimum age requirement of 55 years, or otherwise subject to approval by The Trustees.

Directions

From Greyfriars Bridge in Hereford City Centre proceed south, at the major junction take the far right exit onto the A465 Abergavenny (Belmont Road). Continue beyond the major roundabout by Tesco's Supermarket and by leaving the City take the first turning on the right. After one-third of a mile turn into Belmont Abbey and St Michaels Court will be found at the far end of the Abbey Grounds immediately beyond the large in/out car park.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Leasehold for an initial term of 125 years commencing 1992. Vacant possession will be granted on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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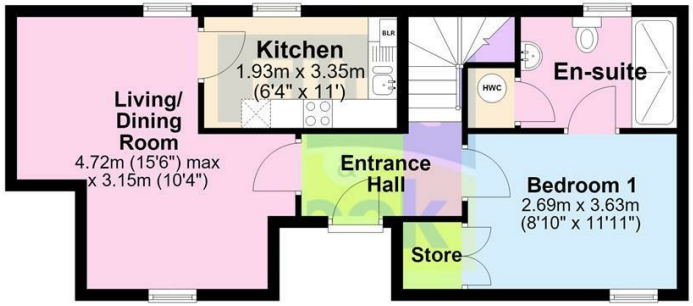






Ground Floor

Approx. 48.9 sq. metres (526.0 sq. feet)



First Floor

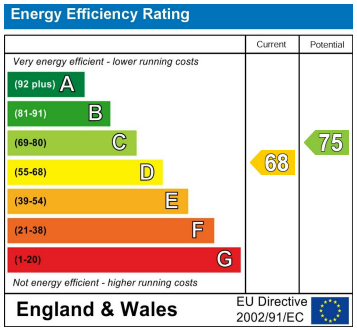
Approx. 22.5 sq. metres (242.0 sq. feet)



Total area: approx. 71.3 sq. metres (768.0 sq. feet)

EPC Rating: D Hereford Council Tax Band: D





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

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