



## 1 BEECHWOOD COURT

HEREFORD HR1 1DX

£175,000  
LEASEHOLD

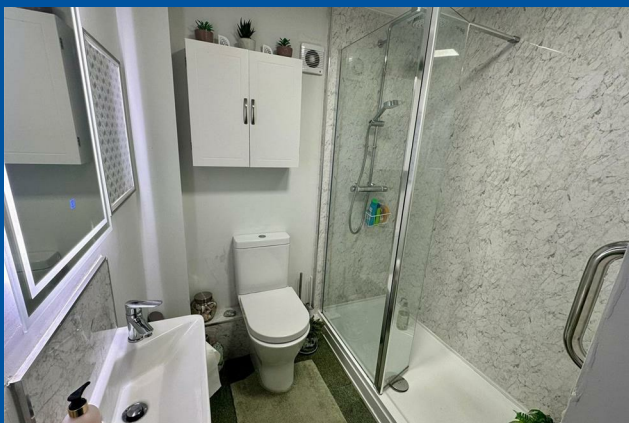
Forming part of this popular over 55's retirement development, an impressive 2 bedroom ground floor apartment benefiting from its own private entrance door. The property which is in excellent decorative order has the benefit of gas, central heating, double glazing, a newly fitted kitchen and shower room and to fully appreciate this property, we recommended an internal inspection.





# 1 BEECHWOOD COURT

- Highly sought after location
- Impressive two-bed ground floor apartment
- Gas, central heating and double glazing
- Newly fitted kitchen and shower room
- Excellent decorative order throughout
- Must be viewed



## Reception Hall

With matwell, fitted carpet, central heating thermostat, built in store cupboard with shelving, emergency, pull cord and access to the

## Kitchen

Newly fitted with a single-drainer sink unit with mixer tap, range of wall and base cupboards, ample work surfaces with splash backs, radiator, under cupboard lighting, double glazed window to the front aspect with Venetian blind, central spot lighting, space and plumbing for washing machine and tumble dryer or dishwasher, built-in fridge/freezer and single oven with cupboards above and below.

## Lounge

With fitted carpet, 2 radiators, coved ceiling and double glazed bay window to the front aspect with blind.

## Bedroom 1

With fitted carpet, radiator and double glazed window to the rear with blind.

## Bedroom 2

With fitted carpet, radiator, double glazed window to the rear with blind and a range of bedroom furniture including wardrobe and overhead cupboards.

## Shower Room

Benefitting from a newly installed suite comprising a large double walk-in shower with glazed screen and panelled walls, low flush WC, vanity wash hand basin with storage below, splash-back and touch-light mirror over, radiator/towel rail and extractor fan.

## Outside

The property stands in well-maintained communal gardens and benefits from communal parking facilities.

## Property Services

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

## Outgoings

Council tax band 'B' - £1,889 for 2025/2026

Water and drainage rates are payable.

Service charge £247.00 per quarter.

## Leasehold

Lease extended to 2151 with 125 years remaining.

## Directions

Proceed north out of Hereford city on Commercial Road, crossing over the bridge onto Aylestone Hill. At the top of the hill, turn left onto Venn's Lane and then Beechwood Court is on your right-hand side after approximately 400 yards.

## Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

## 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.

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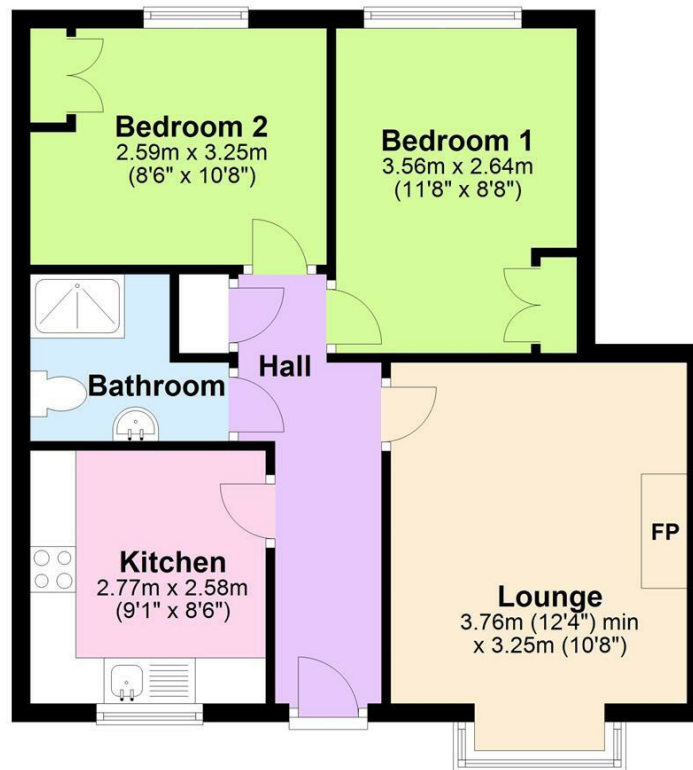
The top photograph shows a bright living room with a large window on the left, a wooden sideboard against the back wall, and a light-colored sofa. The middle photograph shows a living room with a blue sofa, a glass display cabinet, and a fireplace. The bottom photograph shows a bedroom with a large bed, a window with curtains, and a bedside table.





## Ground Floor

Approx. 49.2 sq. metres (530.1 sq. feet)



Total area: approx. 49.2 sq. metres (530.1 sq. feet)

**EPC Rating: C**    **Council Tax Band: B**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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

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