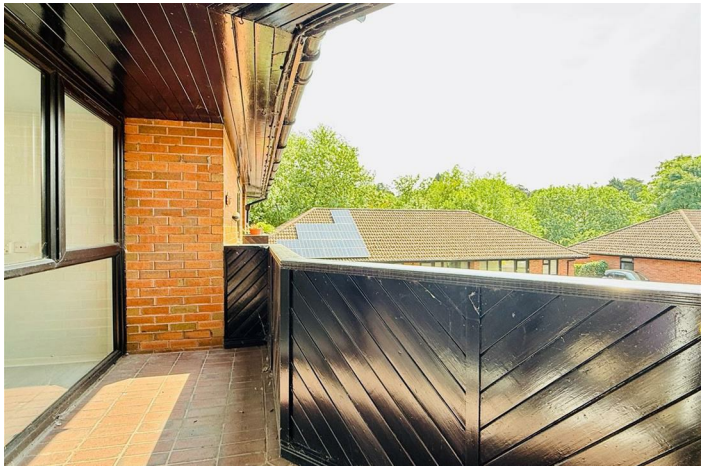






14 BURROWS COURT

HAMPTON PARK, HEREFORD HR1 2SN

Asking Price £130,000

LEASEHOLD

Described as the Penthouse of the complex at the time of the development, this first floor retirement apartment is on an exclusive purpose built complex with 2 double bedrooms, double glazing, brand new Economy 7 storage heating and radiators, wet room, larger than average, passenger lift, site managed, range of communal activities.

Flint & Cook

14 BURROWS COURT

• Penthouse style apartment • 2 Bedrooms • Double glazing • Exclusive retirement complex • Stairlift • New hardwood flooring • Close to city centre • Recently renovated • Brand new Economy 7 heating • New bathroom & sink unit





Full Description

Described as the Penthouse of the complex at the time of the development, this first floor retirement apartment is on an exclusive purpose built complex with 2 double bedrooms, double glazing, brand new Economy 7 storage heating and radiators, wet room, larger than average, passenger lift, site managed, range of communal activities.

Shared Entrance Hall (2 properties)

With stairlift and door to

Apartment 14 - Hall

New electric storage heater, emergency pull-cord. Hatch to roof space.

Lounge/Dining Room

New electric storage heater, door entry phone, downlighters, large full length windows to the double BALCONY.

Kitchen

With refinished base and wall mounted units, plumbing for washing machine, sink unit, electric cooker point, serving hatch to the Lounge/Dining Room, window rear.

Bedroom 1

Built-in wardrobe, new electric heater, window to rear.

Bedroom 2

New electric heater, window to rear.

Shower Room

Shower cubicle with electric shower, new vanity unit with wash hand-basin with cupboard under, WC, shaver point, electric heater, window, airing cupboard with hot water cylinder.

Outside

There are communal grounds with parking and clothes drying area.

Agents Notes

Buyers Please Note That The Weather-Damaged Balcony Is SoonTo Be Replaced or Completely Rebuilt by The Burrows Court Housing Association. The Buyers will bear no cost of these repairs

Directions

From Hereford proceed towards Ledbury on the A438 and then, just past Hereford fire station, turn right onto the B4224 towards Fownhope (Eign Road), continue under the railway bridge and then take the 2nd turning on the left into Burrows Court.

Tenure & Possession

Leasehold on a 999 year Lease commenced in 1985. Service charge TBC per quarter (to include buildings insurance, maintenance and lighting of communal areas, site management costs with pull-cord link to Accord Care. Service charge also includes external renewals (glazing etc). Vacant possession on completion.

Money laundering regulations

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

Viewing

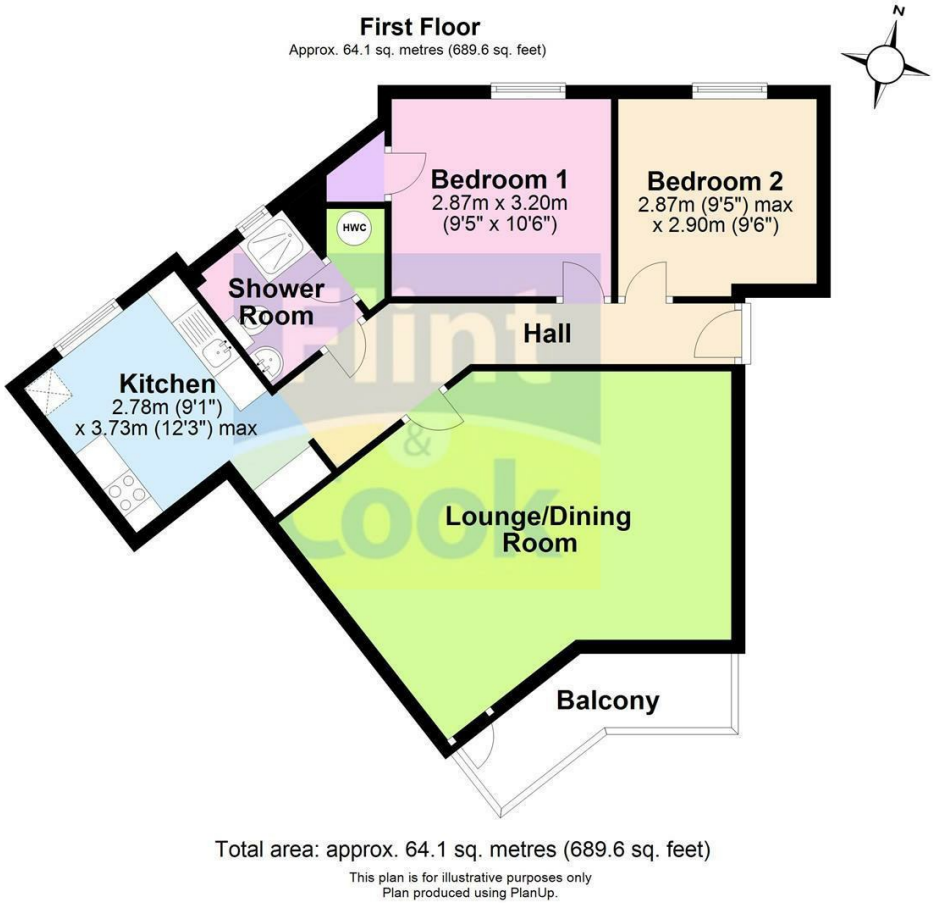
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

14 BURROWS COURT

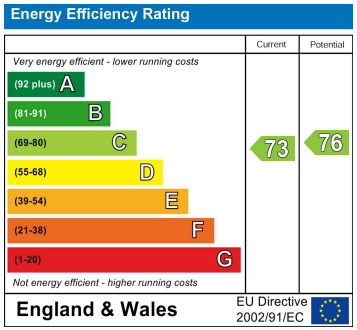












EPC Rating: C Hereford Council Tax Band: B

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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