



89 NICHOLSON COURT

HEREFORD HR4 9TD

£105,000
LEASEHOLD

Situated in the popular residential location of Bobblestock, a purpose built first floor one double bedroom flat being sold with no onward chain and making an ideal purchase for a first time buyer or investor. The property benefits from having over 100 years left on the lease, communal parking & garden facilities and is within close proximity of a range of amenities. A viewing is highly advised.



89 NICHOLSON COURT

- Sold with no onward chain!
- First floor flat
- One double bedroom
- Ideal for a first time buyer or investor
- Popular residential location
- Communal parking



Ground floor

With entrance door leading into the communal entrance hall with stairs leading to the first floor with a newly installed fire door leading into

Flat 89

Entrance hallway

With laminate flooring, ceiling light point, smoke alarm, wall mounted fuse box, telephone entry system, double built in storage cupboard, airing cupboard housing the hot water system and doors leading into

Lounge/dining room

A large light and airy living room with ample space for both living and dining, a large double glazed window, ceiling light point, tv point, night storage heater, smoke alarm and door leading into the

Kitchen

With fitted matching wall and base units with work surface space over & tiled splash backs. Four ring electric oven with four ring electric hob over and extractor, stainless steel sink and drainer, under counter space and plumbing for washing machine with space for a freestanding fridge/freezer, ceiling light point, tiled floor and double glazed window.

Bedroom

With laminate flooring, night storage heater, ceiling light point, double glazed window and large built in wardrobe with sliding doors.

Bathroom

Three piece white suite comprising panelled bath with electric shower over and tiled surround, pedestal wash hand basin, low flush w/c, night storage heater, ceiling light point, extractor and vinyl flooring.

Outside

Flat 89 benefits from use of communal parking facilities, communal gardens and bin store.

Directions

Proceed west out of Hereford along Whitecross Road, at the monument roundabout take the 3rd exit onto Three Elms Road then take the right hand turning towards Sandown Drive, proceed into Sandown Drive and Nicholson Court is situated a short distance on the left hand side.

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.

Tenure & Possession

Leasehold - with vacant possession upon completion.

Lease 150 years from 1979 with 104 years remaining

Service charge - £70pcm

Ground Rent - payable twice yearly at £30 (£60 for a full year).

Each flat owns an equal share of the freehold.

Viewing Arrangements

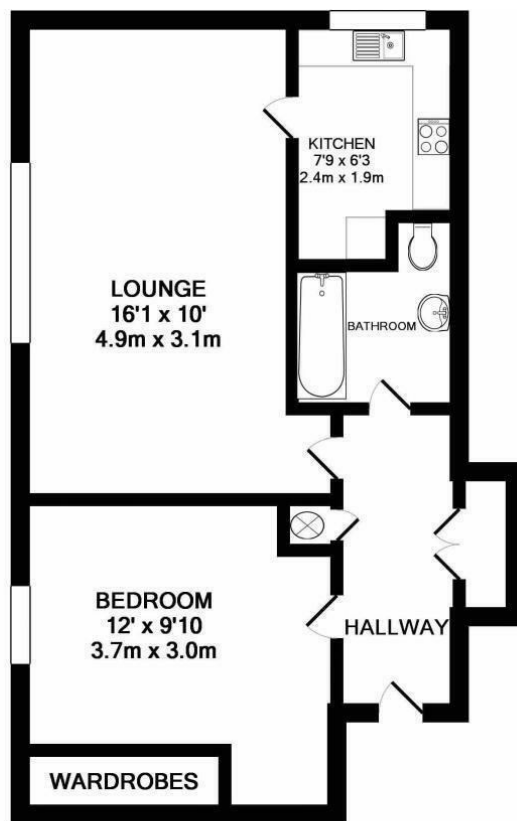
Strictly by appointment through the Agent (01432) 355455.

Money Laundering

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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TOTAL APPROX. FLOOR AREA 485 SQ.FT. (45.1 SQ.M.)

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



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