



**7 ST MARYS COURT GRANDSTAND ROAD
HEREFORD HR4 9NX**

**£119,950
LEASEHOLD**

Forming part of this popular retirement development, a well maintained 1 bedroom first floor flat offered For Sale with no onward chain. The property, which is in good decorative order throughout, has the added benefit of electric heating, modern kitchen and shower room, double glazing and we strongly recommend an internal inspection.

**Flint
&
Cook**

7 ST MARYS COURT

- One bedroom first floor flat • Over 55's retirement apartment
- Communal parking & gardens
- Within easy reach of Hereford city centre
- Must be viewed! • No onward chain!



Ground floor

With entrance door leading into the

Entrance hall

With ceiling light point, carpeted stairs leading up with stairlift to the first floor and door leading into

Living room

With fitted carpet, two ceiling light points, two night storage heaters, double glazed window to the front aspect and doors into

Kitchen

A modern fitted kitchen with matching wall and base units, ample work surface space over, stainless steel sink and drainer unit, space for a freestanding electric cooker, free standing fridge/freezer and under counter space for a washing machine, dual aspect double glazed windows, tiled splash back and wood effect flooring.

Inner hallway

With fitted carpet, ceiling light point and useful airing cupboard with hot water tank and fitted shelving, doors then lead to

Bedroom

A good sized double bedroom with fitted carpet, ceiling light point, night storage heater, dual aspect double glazed windows to the front and side and useful fitted wardrobes with sliding doors.

Shower room

A modern fitted shower room with large shower cubicle with electric fitment over and panelled surround, wash

hand basin with storage under, low flush w/c, chrome heated towel rail, double glazed window and loft hatch.

Outside

The property stands in well maintained communal gardens and the communal parking facilities are situated a short distance away.

Services

Mains water, electricity and drainage are connected. Electric heating. Telephone (subject to transfer regulations)

Outgoings - Bromyard

Council tax band 'A' - £1,619 for 2025/2026
Water and drainage rates are payable.
Service charge - £173 per quarter.

Directions

From Hereford proceed towards Leominster on the A49 along Edgar Street and, at the mini roundabout, turn left onto Newtown Road and at the next mini-roundabout turn left around Widemarsh Common into Grandstand Road and then turn right into St Mary's Court after a short distance.

Viewing Arrangements - Hereford

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

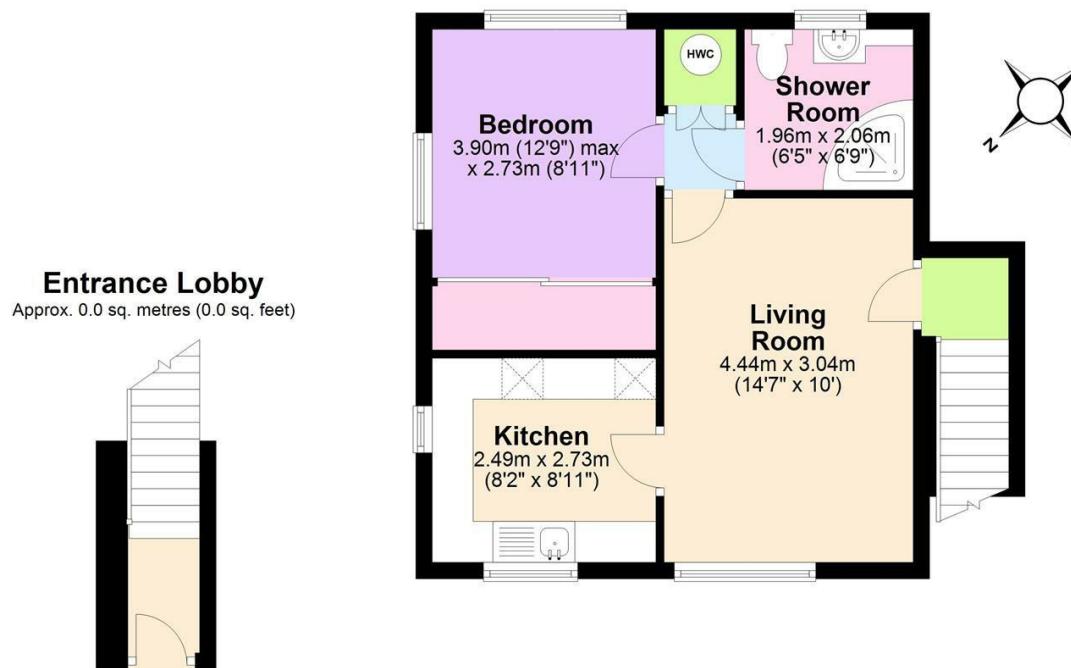
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

7 ST MARYS COURT



Floor Plan

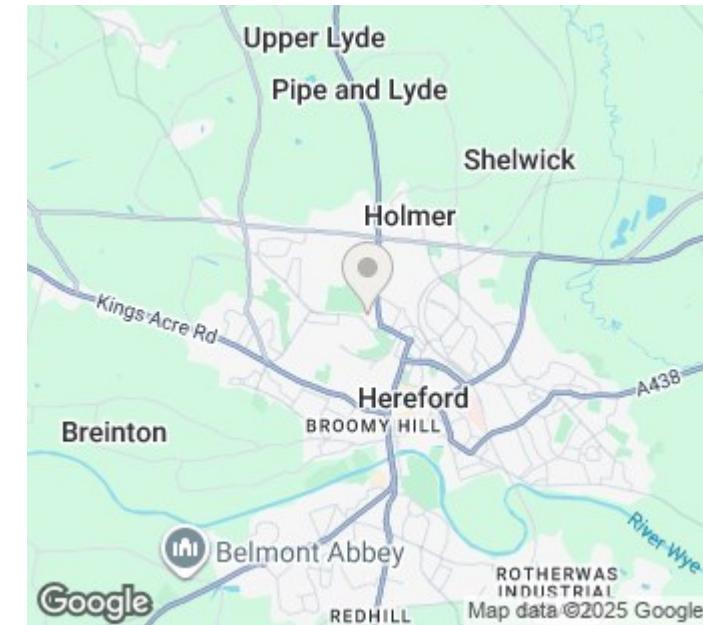
Approx. 41.3 sq. metres (444.7 sq. feet)



Total area: approx. 41.3 sq. metres (444.7 sq. feet)

7 St Marys Court, Grandstand Road, Hereford

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	72
(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

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

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

