





44 FROME COURT

BARTESTREE, HEREFORD HR1 4DX

Asking Price £245,000

LEASEHOLD

Stunning Duplex Apartment which offers a fantastic residential home or a buy-to-let investment with newly acquired gas/electric certification. Beautifully converted from a former convent, the property boasts impressive high ceilings and a spacious open-plan living area, together with two double bedrooms, both with en-suite facilities. Further benefits include lift access, attractive communal grounds and no onward chain. Early viewing is highly recommended.

Flint & Cook

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• Stunning Duplex Apartment • Two Double Bedrooms, Two En-Suites • Designated parking space, visitor parking and lift access • Sold With No Onward Chain • Superb south-facing open-plan kitchen/dining/living space with vaulted ceiling • Must Be Viewed!





Opening Paragraph

Forming part of an impressive and characterful conversion of a former convent, this beautifully presented two double bedroom top-floor apartment offers a wonderful blend of period architecture and contemporary living. The spacious accommodation is centred around a superb south-facing open-plan kitchen/dining/living room with vaulted ceiling, fitted roller blinds, exposed beams and far-reaching views towards the Malvern Hills. Both bedrooms benefit from en-suite facilities, whilst further highlights include lift access, beautifully maintained communal grounds with an attractive courtyard and cloisters, designated parking and additional visitor spaces. A truly distinctive home enjoying an enviable setting within the popular village of Bartestree.

Communal Entrance

The building is approached via a well-maintained communal entrance, opening into a dedicated postal area with individual post boxes. From here, both lift and staircase access rise to the top floor, providing convenient access to the apartment.

Communal Landing

On reaching the top floor, there is a shared landing serving just three apartments, from which the private entrance door opens into Apartment 44.

Entrance Hall

The property is approached via a welcoming entrance hall with fitted carpet, radiator, ceiling light, smoke alarm and intercom entry system. A door to the left opens into Bedroom Two, whilst the hallway continues through into an impressive and spacious reception hall.

Reception Hall

A particularly attractive introduction to the apartment, featuring exposed character beams and two Velux windows which allow plenty of natural light to flood the space. Fitted carpet continues throughout, with a useful mezzanine storage area providing additional practicality. A carpeted staircase rises to the first floor, beneath which is a useful storage cupboard, whilst a further cupboard houses the newly installed Worcester Bosch gas-fired central heating boiler. Doors provide access to the cloakroom and superb open-plan living accommodation.

Cloakroom

Fitted with a low-level WC and pedestal wash hand basin, complemented by a radiator, ceiling light and exposed beams. A delightful feature sash window enjoys an attractive outlook towards the bell tower, adding further character to the room.

Bedroom Two with En-suite

A generously proportioned double bedroom combining excellent space with an abundance of character. Features include fitted carpet, recessed spotlighting, exposed beams and a radiator, together with an attractive sash window with fitted roller blind. The window enjoys a wonderful outlook across the communal gardens and adjoining parkland towards the Malvern Hills beyond.

A door opens directly into the:

En-Suite Shower Room well appointed with a large corner walk-in shower enclosure with tiled surround and mains shower, pedestal wash hand basin and low-level WC. Further features include recessed spotlighting and a chrome heated towel rail.

Open-Plan Kitchen/Dining/Living Room

Undoubtedly one of the standout features of the property, this impressive south-facing open-plan living space offers excellent proportions and a wonderful sense of light and space, enhanced by a striking vaulted ceiling, exposed beams and a series of windows enjoying far-reaching views towards the Malvern Hills.

The kitchen area is comprehensively fitted with a range of wall and base cabinetry complemented by generous work surfaces and tiled splashbacks. Integrated appliances include a dishwasher, newly fitted washer/dryer, fridge/freezer and electric double oven with four-ring gas hob and cooker hood above. There is also a 1½-bowl sink and drainer unit, wood-effect flooring, radiator and two ceiling light points. A feature window provides an attractive outlook towards the bell tower.

The spacious living and dining area is finished with quality fitted wool carpet and provides ample room for both comfortable seating and a substantial dining table. Three windows frame the superb outlook towards the Malvern Hills, whilst exposed beams reinforce the character of the building. Further features include two radiators, three wall lights and two pendant ceiling lights. The dining area is enhanced by a deep window ledge, creating another charming feature within this impressive room.

First Floor Landing

The carpeted staircase rises to the first-floor landing, with fitted carpet, ceiling light and smoke alarm. A door opens into the principal bedroom suite.

Bedroom One with En-suite Bathroom

An impressive and generously proportioned principal bedroom occupying the first floor and providing a superb private retreat. Character is provided by an attractive A-frame beam, whilst a window enjoys fantastic far-reaching views towards the Malvern Hills.

The bedroom is exceptionally well equipped with two sets of fitted double wardrobes and fitted chests of drawers, providing excellent storage. Further features include two radiators, two ceiling light points and two wall lights. A door leads into the: En-Suite Bathroom fitted with a panelled bath with shower over and tiled surround, pedestal wash hand basin with mirror above and low-level WC. A Velux window provides natural light, with additional features including recessed spotlighting and a radiator.

Communal Grounds & Parking

Frome Court is set within beautifully maintained communal grounds, providing an attractive and peaceful setting for residents to enjoy. A particular feature is the delightful communal courtyard, with established seating areas and characterful cloisters creating an impressive setting in which to sit and relax.

The property also benefits from its own designated parking space, together with additional visitor parking available within the development.

Directions

From Hereford proceed towards Ledbury on the A438 and continue through Lugwardine and Bartestree and then turn right into Frome Court and Frome Park and turn right through the brick pillars and there are numerous visitors space in which to 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 999 years with 982 years remaining. Service charge £1,900 per annum (includes maintenance and lighting of common areas (internal and external, building insurance, window cleaning, gardening and lift maintenance). Ground rent (currently £100 per annum)– vacant possession on completion.

Viewing Arrangements

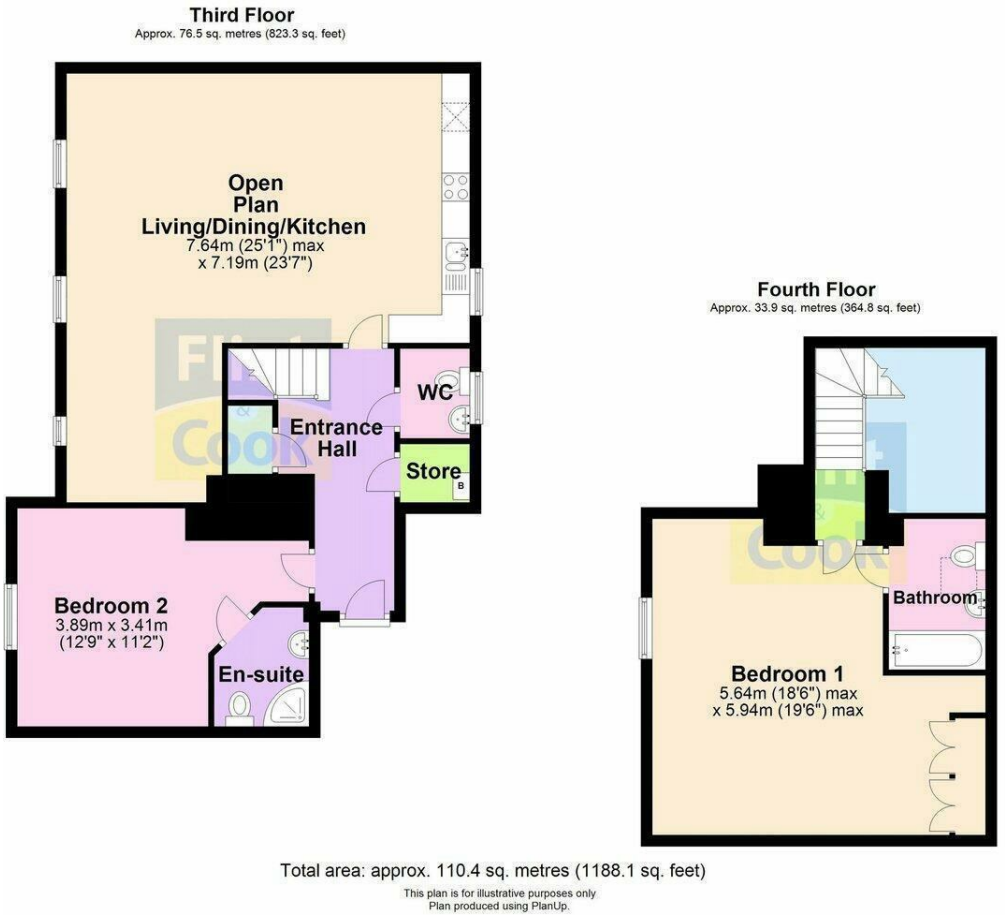
Strictly by appointment through the Agent (01432) 355455.

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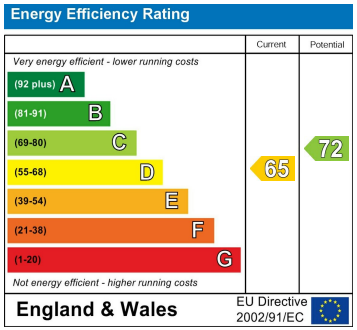












EPC Rating: D Hereford Council Tax Band: C

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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