



Leasehold - Share of Freehold Apartment

APARTMENT 1, THE FIRS 100 OLD ROAD, BROMYARD, HR7 4AT

£150,000

FEATURES

- Elegant Georgian Apartment
- Large Light Open Plan Living/Kitchen Area
- Spiral Staircase to 2 Good-sized Bedrooms
- Well Presented Throughout
- Ample Parking
- Share of Freehold



2 Bedroom Apartment located in Bromyard

Splendid apartment in an attractive Grade II Listed Georgian building, within easy reach of the town centre. Communal entrance hallway, 2 bedrooms, bathroom, living room/kitchen with appliances, off-road parking and communal gardens.

Bromyard is an historic and friendly market town with a good range of amenities including independent shops, a theatre, sporting facilities, churches, excellent primary and secondary schools (both very close), restaurants and lovely nearby countryside walks.

Communal Entrance Hall

Meter cupboards, light and ornate staircase to first and second floors. The entrance door to Apartment 1 is on the left.

Open-Plan Living Room/Kitchen Area

A lovely room with a large bay window with shutters overlooking the front and another window to the side, bringing in plenty of sunlight. The kitchen area has a range of blue and wood-effect cupboards and drawers with shelves above and wooden work surfaces, single drainer sink, free standing cooker, extractor, space for washing machine, ceiling spotlight fittings and tiled splashbacks. The flooring is a mix of the original boards and carpet and an ornate spiral staircase to the basement bedrooms makes an attractive feature. There are 2 useful cupboards (one housing the Alpha gas boiler) and a recessed wood-effect stove.

The spiral staircase from the living room leads down to a basement hallway.

Hallway

With carpet, fire detector, ceiling spotlights, storage cupboard with shelf and hanging rail and door to

Bedroom 1

With window to side, feature wooden beam, fitted wardrobe, carpet, ceiling light and radiator.

Bedroom 2

With window to side, carpet, radiator and ceiling spotlights.

Bathroom

White suite, comprising bath with shower over, low level WC, pedestal wash-hand basin, chrome ladder style radiator, wood-effect floor tiling and tiled surrounds.

Outside

Attractive communal gardens, a drying area and ample car parking.

Property Services

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

Outgoings

Water and drainage rates are payable. Council Tax: B

Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook (01885) 488166

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Directions

From Bromyard High St, turn left onto Cruxwell St and continue onto Old Road. The property is on the right-hand side after the turning to Firs Orchard as indicated by the agent's for sale board.

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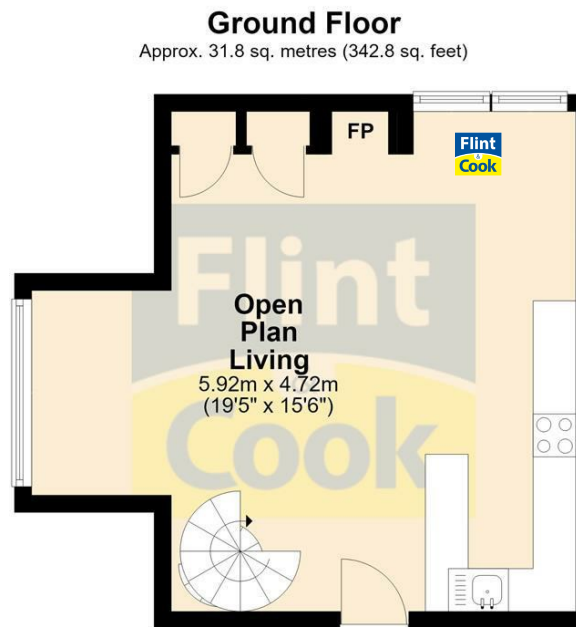
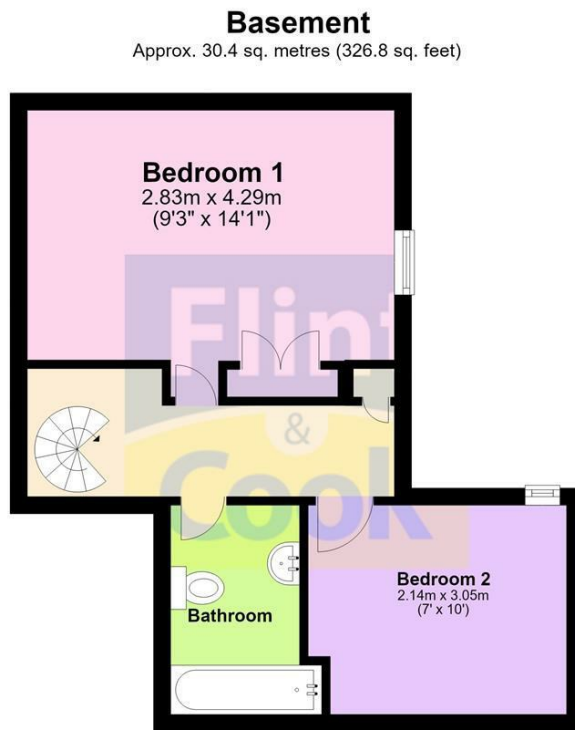
Money Laundering Regulations

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

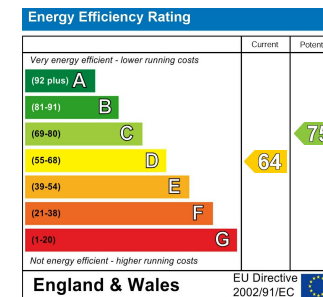
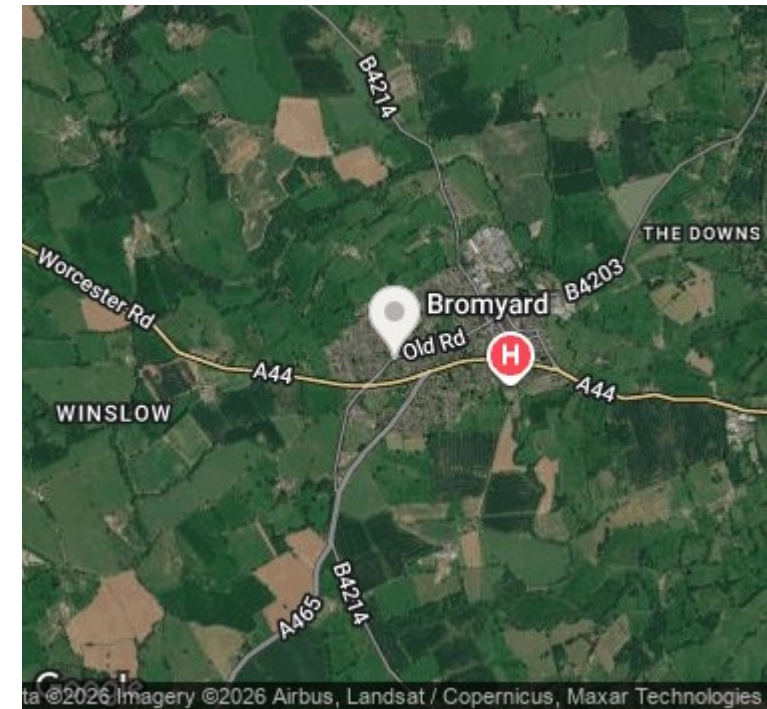
Tenure and Leasehold

Each apartment is invited to have one director of the management company, this limited company owns the freehold. There is an equal responsibility and a monthly payment of £100 PCM to the company to cover maintenance, insurance and communal utilities. There are 105 years remaining on the lease.





Total area: approx. 62.2 sq. metres (669.6 sq. feet)



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 are advised to recheck the measurements.

