

3, Chantry Court, Hereford, HR2 7YQ  
Price £102,500

# 3 Chantry Court Hereford

An ideal first time or investment purchase or someone downsizing and looking for accommodation on one floor. A purpose built one bedroom ground floor flat that is conveniently located near local amenities and for easy access to Hereford's City Centre. Further benefits include an allocated parking space and communal storage area NO ONWARD CHAIN.

CALL 01432 266007 TO BOOK YOUR VIEWING.

- Ground floor flat
- Open plan living space
- Fitted kitchen
- Electric radiator heating
- Bedroom with wardrobes
- Intercom entry system
- Allocated parking
- Communal garden
- cul-de-sac location
- No onward chain

#### Material Information

Price £102,500

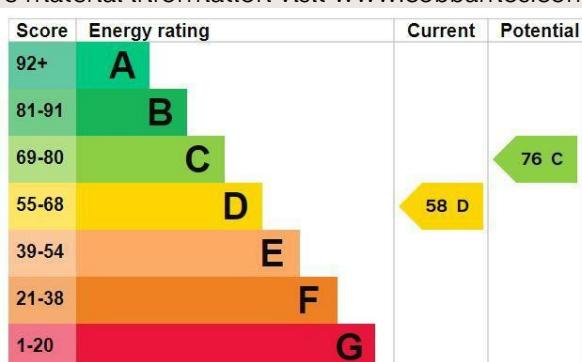
Tenure: Leasehold

Local Authority: Herefordshire Council

Council Tax: A

EPC: D (58)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)



Please note that the dimensions stated are taken from internal wall to internal wall.

## Ground Floor

Approx. 33.8 sq. metres (363.5 sq. feet)



**Total area: approx. 33.8 sq. metres (363.5 sq. feet)**

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Property Description

On entering into the communal hall there are post boxes and meter cupboards, go through a secured door and the flat entrance door can be found on the right hand side. Opening into a hallway there are doors to all the rooms, electric heater, an intercom to open the front door and a fitted cupboard with shelving and hanging space. The open plan living accommodation features an upright electric heater, shelving and double glazed window to the rear aspect, a breakfast bar divides the living room from the kitchen which has a selection of Oak effect wall and base units with inset sink and drainer, electric cooker, space for under counter appliance, plumbing for a washing machine, and double glazed window to the side aspect. The bedroom benefits from a fitted wardrobe with hanging space and cupboard over and double glazed window to the rear. The bathroom is fitted with a suite comprising bath with electric shower over, glass shower screen, wash hand basin, WC, tiled walls and a fitted cupboard housing the hot water tank.

## Dimensions

Kitchen/Living Room - 16'5 (5.01m) x 12'2 (3.72m) max

Bedroom - 9'8 (2.95m) x 8' (2.45m)

Total Area - 363ft2 (33.8 sqm)

## Garden & Parking

The communal garden is located at the rear of the property and consists of a grassed area with mature trees interspersed.

There is an allocated parking space and access to a communal storage area in the garages within the parking area

## Location

Chantry Court is located conveniently in the popular residential area of Belmont located on the South West outskirts of Hereford city. It is well serviced with many local amenities including doctors' surgery, pharmacy, supermarket, petrol station and bus routes into Hereford. The city centre is easily accessible (approx 2 miles) via good walking and cycling routes including a riverside path. There is also Belmont Country Park and Belmont Pools a short walk away.

## Services

Mains Water, Drainage & Electricity are connected to the property.

Tenure - Leasehold. 999 years from 1st Jan 1990

Annual service charge £480.00 (including building maintenance, gardening, buildings insurance).

## Broadband

Broadband Download Upload Availability

Standard 4 Mbps 0.5 Mbps Good

Superfast 275 Mbps 42 Mbps Good

Ultrafast 8000 Mbps 8000 Mbps Good

Networks in your area - Zzoom, Openreach

## Indoor & Outdoor Mobile Coverage

Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

## The Anti-Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

## Directions

From the office head South on the A49 over Greyfriars Bridge and at the junction bear to the right on to the A465 Abergavenny Road. At the roundabout take the 4th exit onto Abbotsmead road, go straight over the mini roundabout and take the first left into Glenstall Close and turn right into the parking area for Chantry Crt.

What3words://duty.fever.master

