

12, Belmont Court, Hereford, HR2 7LR  
Price £99,950

12 Belmont Court  
Hereford

An ideal first time or investment purchase, a purpose built one bedroom ground floor flat that is ideally located for access to Hereford's City Centre. Further benefits include an allocated parking space and the property being offered with NO ONWARD CHAIN.

CALL 01432 266007 TO BOOK YOUR VIEWING.

- One Bedroom Flat
- Ground Floor
- Allocated Parking Space
- Double Glazed
- Communal Gardens
- Electric Heating
- No Onward Chain
- Convenient location
- Open plan accommodation
- Call to view

Material Information  
**Price** £99,950  
**Tenure:** Leasehold  
**Local Authority:** Herefordshire  
**Council Tax:** A  
**EPC:** C (69)  
For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Introduction**  
This one bedroom ground floor flat is ideally located for access to the city centre and also has good local amenities close by. It would ideally suit either first time and investment buyers.

**Property Description**  
On entering through the security coded communal door, your front door can be found immediately on the right hand side and opens in to a hallway with doors in to all the rooms, electric heater, an intercom to open the front door and a fitted cupboard with shelving and hanging space . Open plan living room with a night storage heater and double glazed window to the front aspect. A breakfast bar divides the kitchen which has a selection of wall and base units with inset sink and drainer, electric cooker with extractor fan over, space for 2 under counter appliances and plumbing for a washing machine, 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 front. The bathroom is fitted with a white suite comprising bath with electric shower over, wash hand basin, close coupled WC tiled walls and a fitted cupboard housing the hot water tank.

**Garden & Parking**  
The communal garden is located at the rear of the property.

There is designated parking at the front of the building

**Location**  
Belmont Court is located conveniently for both local amenities and Hereford City centre. A short distance from the property can be found a primary school, nursery, dentist, convenience stores and Asda supermarket. Approximately 1/2 mile walk is Hereford City centre with its wealth of amenities, pubs, cafes, restaurants, shops and transport links

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

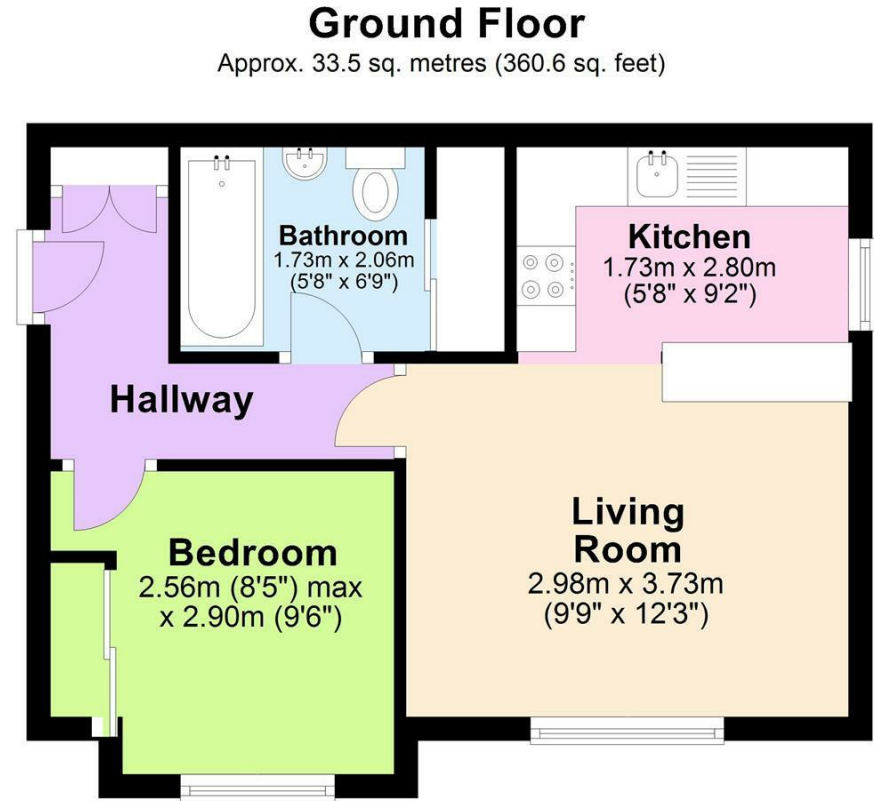
Tenure - Leasehold. 961 years remaining, peppercorn ground rent, annual service charge £400

**Broadband**  
Broadband type Highest available download speed Highest available upload speed  
Availability  
Standard 14 Mbps 1 Mbps Good  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast 8000 Mbps 8000 Mbps Good  
Networks in your area - Zzoomm, Openreach

**Indoor & Outdoor Mobile Coverage**  
Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

**The 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.

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



**Total area: approx. 33.5 sq. metres (360.6 sq. feet)**  
For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

*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.*

**Directions**  
From the office head South on the A49 over Greyfriars Bridge and at the junction bear to the right on the A465 Abergavenny Road. A short distance after the lights turn right into Belmont Avenue and then first left into Belmont Court and follow the road to the end where the property can be found.

