



Flat 2, Western House, Broomy Hill, Hereford HR4 0LJ



Sunderlands
Residential Rural Commercial

**Flat 2,
Western House,
Broomy Hill,
Hereford
HR4 0LJ**

Summary of features

- A two-bedroom first floor Apartment
- Purpose built complex of just Apartments
- Off road parking and communal garden
- Short walk to City Centre

Asking price; £169,995

Situation:

Broomy Hill is a popular residential area found just west of Hereford City Centre. As well as the City Centre, very close by there is a supermarket and lovely walks alongside the River Wye.

Description:

A spacious purpose built 2 bedroom first floor Apartment which briefly comprises; private entrance door, stairs to first floor Landing, Kitchen, Dining Room, Living Room with balcony overlooking communal garden, modern fitted Shower Room and two Bedrooms, both having fitted wardrobes. The property benefits from double glazing and gas central heating. The property would serve as an ideal first time buyer or investment purchase, being so close to the City Centre as well as having excellent access to the south of the city on Great Western Way.

Accommodation:

Private ground floor entrance door leads to –

Entrance Hall

Having stairs to –

First Floor Landing

With access hatch to loft space with drop down ladder and door to large storage cupboard.

Kitchen/Dining Room

Having window to the front, a matching range of wall and base units, work surfaces, sink drainer unit, wall mounted central heating boiler, space for appliances and space for dining table.

Living Room

Having a sliding glazed door onto a balcony overlooking the communal garden.

Shower Room

A modern white suite comprising large walk-in shower with glazed screen, wash basin, WC, storage cupboard and window to the side.

Bedroom 1

Having window to the rear and fitted wardrobe

with glazed sliding doors.

Bedroom 2

Having fitted wardrobe with sliding doors and window to the front.

Outside:

To the front there is a large gravelled area with a designated parking space and attractive communal gardens which wrap around from the front, across the side, into a larger enclosed rear garden, which faces south-east and is a real sub trap.

Services:

All mains services are connected.

Tenure:

We understand that the property is held under the remainder of a lease, we are waiting confirmation of the term. Each owner is a shareholder in the Western House Management Company Ltd, who own the block. The current service charge is £75 per month.

Directions:

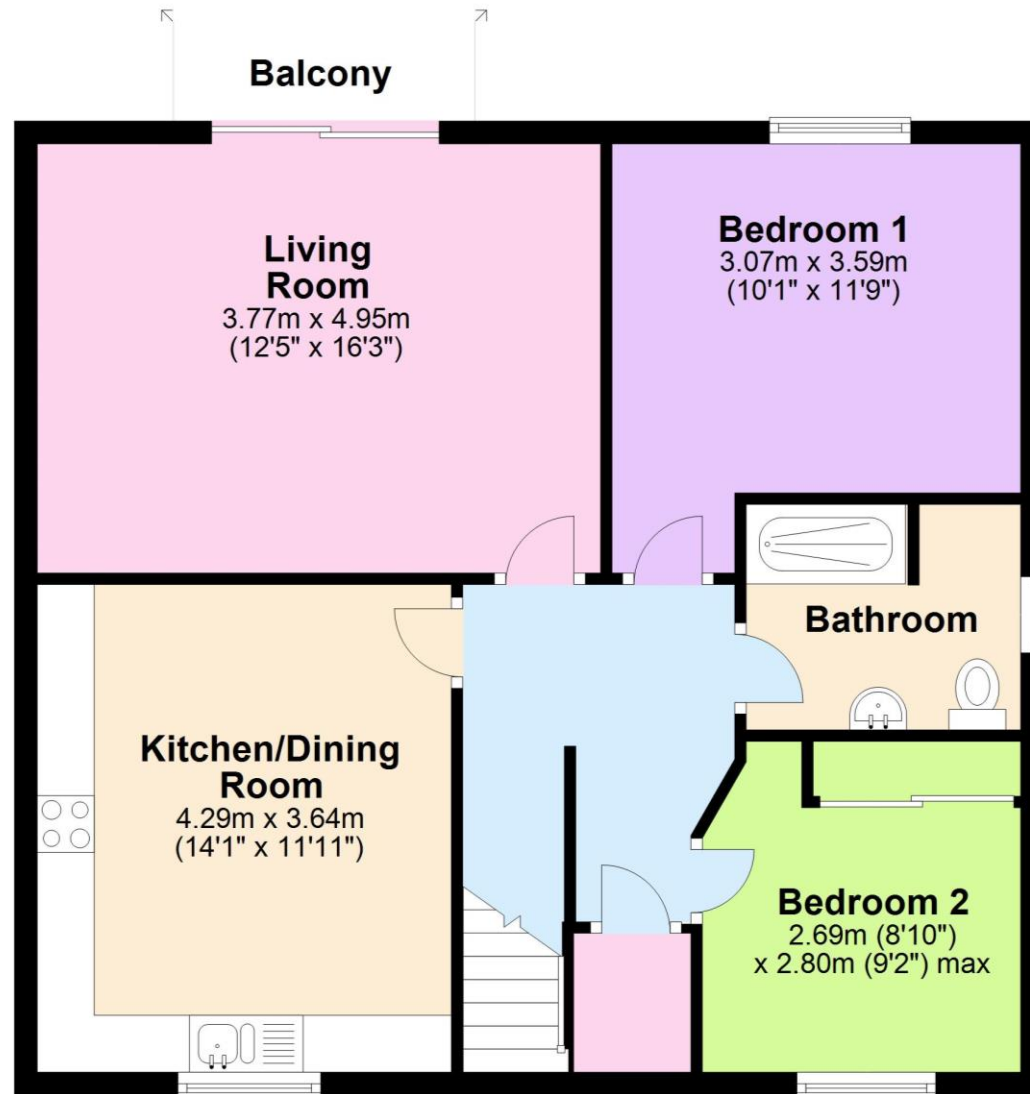
Leave Hereford City Centre travelling west (from the New Bridge) into Barton Road, taking the left hand turn immediately after the hump back bridge (signposted Broomy Hill). The property can be found almost immediately on the left hand side as indicated by the For Sale board.





Ground Floor

Approx. 70.5 sq. metres (759.2 sq. feet)



Total area: approx. 70.5 sq. metres (759.2 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

Sunderlands

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