

FOR  
SALE



Highfield House Flat 4, Hampton Bishop, Hereford HR1 4JN

£190,000 - Share of Freehold

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## PROPERTY SUMMARY

An impressive first floor apartment pleasantly located on the eastern outskirts of Hereford in a sought-after area about two miles from the City Centre having the benefit of double-glazing, a large lounge/dining room with wood burning stove, fitted kitchen, 2 double bedrooms, bathroom and established communal grounds with parking area. No onward chain.

## POINTS OF INTEREST

- *Spacious first floor apartment in an elegant Edwardian house*
- *Period features*
- *2 Bedrooms, built-in wardrobes*
- *Large lounge/dining room*
- *Double-glazing, parking, communal grounds*
- *Long lease/share of Freehold*
- *Sought-after residential area*
- *No onward chain*



## ROOM DESCRIPTIONS

### **Ground floor Communal Entrance Hall**

With door and stairs to

### **First floor Apartment 4**

Landing

### **Hallway**

Electric night storage heater with cover and store cupboard with shelving.

### **Impressive Lounge/Dining Room**

Inset woodburning stove with painted wooden surround, electric night storage heater with cover, windows to front and side with pleasant outlook.

### **Rear Hall**

Store cupboard and further cupboard housing the hot water cylinder.

### **Bedroom 2**

Extensive range of built-in wardrobes and window to side.

### **Bedroom 1**

Range of built-in wardrobes, wall mounted electric heater and two windows to the side.

### **Bathroom**

White suite comprising bath with mains shower, tiled surround and glass screen, wash hand basin with cupboard under, WC, tiled floor, ladder-style radiator, shaver light/point, wall mounted electric heater, extractor fan and window.

### **Outside**

The property stands in well-established communal grounds with gravelled drive and parking area.

### **Services**

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations).

### **Tenure & possession**

Leasehold for a term of 999 years commencing 25 March 1983. Vacant possession on completion.

### **Agent's Note**

The owner of the apartment has an equal share in the Highfield Management (Hampton Bishop) Limited Company which owns the Freehold of Highfield House.

### **Outgoings**

Council tax band A payable for 2023/24 - £1475.20

Water and drainage rates are payable. Service Charge of £70 per month.

### **Money laundering regulations**

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

### **No onward chain**

### **Directions**

What3words - vines.drop.defend

**First Floor**  
Approx. 79.1 sq. metres (851.2 sq. feet)



Total area: approx. 79.1 sq. metres (851.2 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		