

FOR
SALE



44 Frome Court, Bartestree, Hereford HR1 4DX

£199,500 - Share of Freehold

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PROPERTY SUMMARY

Stunning Duplex Apartment in a beautiful conversion of a former convent with open-plan living space, 2 double bedrooms both en-suites, high ceilings, lift, communal grounds. MUST BE VIEWED!

POINTS OF INTEREST

- *Stunning duplex apartment*
- *Conversion of former Listed Convent*
- *Open plan living space*
- *2 Double bedrooms - both en-suite*
- *High ceilings*
- *Passenger lift, communal gardens*



ROOM DESCRIPTIONS

Description

This superb duplex apartment is located in the exclusive Frome Court development which lies about 0.5 of a mile outside the village of Bartestree, amidst rolling Herefordshire countryside, 4.5 miles east of the Cathedral City of Hereford.

Within Bartestree there is a shop, public house, a village hall and sports playing field, nursery school and primary school. The property is also in the catchment area for Bishop's secondary school and there is St Mary's (RC) secondary school in Lugwardine.

The property was originally part of the Grade II Listed Bartestree Convent and has been beautifully converted to retain original features, where possible, with high ceilings and exposed timbering and with the modern features of a video door entry phone system, gas central heating, fitted kitchen with appliances and very spacious accommodation.

There are lovely communal gardens including the cloisters quadrangle and there is a designated parking space and further visitors spaces.

Communal Entrance Hall

With video door entry phone.

Both stairs and passenger lift access to the

Landing

(Shared between 3 properties) with lighting and heating.

Apartment 44 Entrance Hall

Radiator, video door entry phone.

Bedroom 2

Radiator, window and the En-suite Shower Room with tiled shower cubicle and mains fitment, glass screen, wash hand-basin, WC, extractor fan, downlighters, ladder style radiator.

Inner Hall

With understairs storage cupboard, cupboard housing the gas fired central heating boiler, central heating thermostat.

Cloakroom

Wash hand-basin, WC, radiator, window.

Open Plan Kitchen/Living/Dining Area

Kitchen area fitted with a range of contemporary style base and wall mounted units with worksurfaces, tiled splashbacks, built-in fridge freezer, built-in electric double oven, 4-ring gas hob, extractor hood, 1½ bowl sink unit, built-in dishwasher and built-in washing machine, Kardean style floor, window and radiator, Living/Dining Area is carpeted with 2 radiators and 3 windows.

A staircase leads from the Inner Hall to the Landing

With 2 Velux windows, full height ceiling.

Bedroom 1

With a range of fitted wardrobes, chest of drawers, exposed timbering, 2 radiators, window and the En-suite Bathroom with a white suite comprising bath with mixer tap, glass screen, WC, wash hand-basin, radiator, extractor fan, Velux window.

Outside

There are lovely communal grounds including a courtyard with seating areas and cloisters. Designated parking space and further visitors spaces.

Agent's Note

Frome Court Management Limited are in the process of acquiring the Freehold and each property will then have a share in the Company.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band 'C' - payable 2024/25 TBC

Water and drainage - rates are payable.

Tenure & Possession

Leasehold for 999 years with 984 years remaining. Service charge £1,900 per annum (includes maintenance and lighting of common areas (internal and external, building insurance, window cleaning, gardening and lift maintenance). Ground rent (currently £100 per annum)- vacant possession on completion.

Directions

From Hereford proceed towards Ledbury on the A438 and continue through Lugwardine and Bartestree and then turn right into Frome Court and Frome Park and turn right through the brick pillars and there are numerous visitors space in which to park.

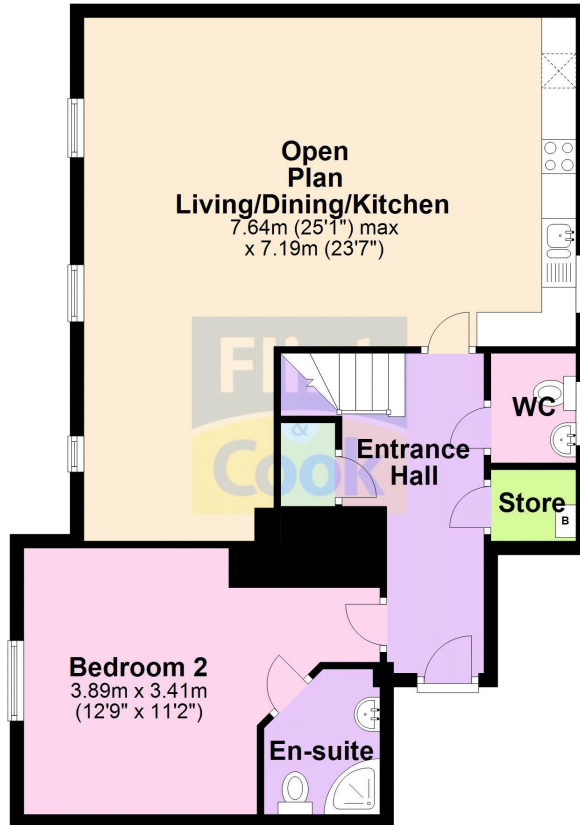
Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

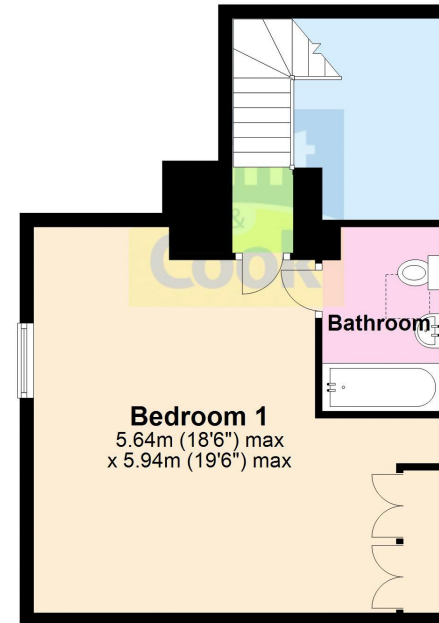
Money Laundering Regulations

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

Third Floor
Approx. 76.5 sq. metres (823.3 sq. feet)



Fourth Floor
Approx. 33.9 sq. metres (364.8 sq. feet)



Total area: approx. 110.4 sq. metres (1188.1 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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	72
England, Scotland & Wales		
EU Directive 2002/91/EC		