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14 Burrows Court, Hampton Park Road, Hereford, HR1 2SN

'Conveniently located to the east of the City Centre, on a sought after development of retirement properties, (within a popular residential district), a first floor apartment offering two bedroom accommodation together with balcony'

£167,500 (Leasehold)

14 Burrows Court, Hampton Park Road, Hereford, HR1 2SN

LOCATION

Burrows Court is located just off Hampton Park Road about one mile east of Hereford City Centre, in an established and popular residential district. Riverside walks are available nearby as are other amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

Burrows Court is a small development of purpose built retirement dwellings comprising a mix of bungalows and apartments set within managed gardens. The subject property is a first floor apartment which has a modern electric heating system and double glazed windows. The property also has the benefit of a car parking space. Occupation of Burrows Court is limited to those who are 55 years of age or over. Power points are raised, light points are lowered for convenience and there is the availability of an emergency call system. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Shared entrance lobby with stairway to:

ON THE FIRST FLOOR:

With shared landing and door to the self-contained accommodation which includes:

Reception Hall

With coved ceiling, access hatch to attic, feature flooring and modern 'Elnur Gabarron' radiator. Emergency alarm pull cord and with doors to the bedrooms, shower room, kitchen and living room.

Living Room

3.96m (13'0) x 5.59m (18'4) Average.

This room is irregular in plan and has a coved ceiling, bank of power points, 'Elnur Gabarron' electric radiator, telephone intercom to front door, feature flooring, hatch from kitchen, sunken ceiling lights with double glazed windows and door to:



Balcony

1.22m (4'0) x 3.81m (12'6)

Enjoying a view across Burrows Court.

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Kitchen

3.78m (12'5) x 2.79m (9'2)

With sunken ceiling lights and extensively fitted with base cupboard and drawer units with roll edge working surfaces over, tiled surrounds and eye level cabinets. Double glazed window to the rear, recess for upright fridge/freezer, recess and plumbing for washing machine, single drainer stainless steel sink unit and with recess for cooker.



Bedroom 1

3.2m (10'6) x 2.84m (9'4)

With double glazed window, coved ceiling, wall mounted electric heater, feature flooring, raised power points and door to a wardrobe cupboard.

Bedroom 2

2.9m (9'6) x 2.67m (8'9)

With double glazed window to the rear, coved ceiling, wall mounted electric heater and feature flooring.



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Shower Room

1.93m (6'4) x 1.68m (5'6)

With shower cubicle with wall mounted electric shower unit, low level wc and pedestal mounted wash basin with mixer tap. Double glazed window, part tiled walls, wall mounted electric heater, wood laminate flooring and door to airing cupboard housing the hot water cylinder.



OUTSIDE:

The property has the benefit of an allocated car parking space. Burrows Court is set in managed lawned gardens which are well tended.

TENURE

It is understood that the property is held on a 999 year lease which commenced on the 29th September 1985.

SERVICE CHARGE

It is understood that the current service charge is £309 per quarter. There is no ground rent payable.

COUNCIL TAX BAND B

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford proceed east for the length of St Owen Street and take the right turn into Eign Road. Continue along Eign Road, passing the railway bridge, and take the second turning on the left, into Burrows Court.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

3rd December 2024

ID39633

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

