



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



69 Nicholson Court, Bobblestock, Hereford, HR4 9TD

'Situated to the north west of Hereford City Centre, in the popular Bobblestock district, a second floor, one bedroom flat with electric heating and double glazing.

£105,000 (Leasehold)

69 Nicholson Court, Bobblestock, Hereford, HR4 9TD

LOCATION

Nicholson Court is a three storey block of apartments located within the Bobblestock residential district which is set on the north western outskirts of the city. In the locality there is a supermarket and newsagent. On Grandstand Road there are further shops, there is a doctors surgery nearby as is a bus stop. 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

69 Nicholson Court is a second floor, purpose built apartment which has electric heating and replacement double glazed windows. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Communal Entrance Hall

With two flights of stairs to:

SECOND FLOOR:

Landing

With shared landing area with a door to THE SELF CONTAINED ACCOMMODATION OF NUMBER 69:

Hall

3.48m (11'5) x .81m (2'8)

With access hatch to loft space, doors to a double recessed cupboard and with doors to the bedroom, bathroom, living room and airing cupboard with insulated hot water cylinder.

The Living Room

5.51m (18'1) x 3.25m (10'8)

With double glazed windows enjoying an outlook across roof tops, wall mounted panel heater and with a door with glazed upper panels to:



The Kitchen

2.77m (9'1) x 1.78m (5'10)

With a double glazed window and fitted with base cupboard units with roll edged working surfaces over, tiled surrounds and matching eye level cabinets, further working surface with recesses below with plumbing for washing machine and further appliances. Recess for cooker and tiled floor.



The Bedroom

3.61m (11'10) x 3.58m (11'9)

With a double glazed window and wall mounted heater.

69 Nicholson Court, Bobblestock, Hereford, HR4 9TD

Bathroom

1.75m (5'9) x 1.65m (5'5)

With white suite comprising bath with mixer tap and having electric shower over, low level wc with wooden seat and pedestal wash basin with tiled course over. Ladder type electric radiator and with part tiled walls.



OUTSIDE:

Nicholson Court is set in shared, established, communal garden areas. It is understood that the property has the benefit of an allocated car parking space.

TENURE

The property is held on a long lease.

SERVICE CHARGE & GROUND RENT

The current service charge is £70pcm (as of December 2024).

It is understood that the ground rent payable is £30 every six months (as at September 2024)

COUNCIL TAX BAND A

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

Proceed out of Hereford on the A438 into Eign Street and follow through into Whitecross Road. At the roundabout take the third exit into Three Elms Road, continue along Three Elms Road, enter Grandstand Road and follow through into Sandown Drive. Continue along Sandown Drive and the apartment will be located on the left hand side.

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.

6th December 2024

ID39243

69 Nicholson Court, Bobblestock, Hereford, HR4 9TD

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	72 C	80 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

69 Nicholson Court, Bobblestock, Hereford, HR4 9TD

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.

