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16 Brook Farm Court, Belmont, Hereford, HR2 7TZ

'Set on the established Brook Farm Court retirement development, a ground floor one bedroom apartment which is presented in good order throughout. The flat is provided with electric heating and double glazing.'

£80,000 (Leasehold)

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LOCATION

Brook Farm Court is a purpose built development of retirement properties comprising flats, cottages and bungalows set within a scheme which lies on the southern outskirts of the City. Nearby there are a range of amenities including supermarket and doctors surgery together with a City bus service. Central Hereford is approximately 1.5 miles distance and offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

The Brook Farm Court development is provided for those of retirement age and all properties have emergency pull cords and raised power points for ease of use. Within the Brook Farm Court development there are landscaped gardens and a residents lounge for communal use.

DESCRIPTION

16 Brook Farm Court is a well appointed one bedroom, ground floor apartment which has an electric heating system and double glazed windows. The property is attractively decorated, has a modern kitchen, refitted shower room and the bedroom has fitted wardrobes. In more detail the accommodation comprises:

ON THE GROUND FLOOR ONLY:

Entrance Lobby

With coved ceiling, control panel entry telephone to the front door, emergency alarm pull cord, night storage heater and with doors to the living room, double bedroom, shower room and the BOILER CUPBOARD with wall mounted electric heater and the METER CUPBOARD.

Living Room

2.97m (9'9) x 4.04m (13'3) (maximum 15'1)

With a deep double glazed window with adjacent windows to the rear, coved ceiling, emergency alarm pull cord, night storage heater, marble fire surround and hearth with living flame electric fire, raised power points, television point, telephone point and panel style door to the:



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Kitchen

2.13m (7'0) x 1.75m (5'9)

With a double glazed window with vertical blinds and fitted with wood effect fronted base cupboard and drawer units with roll edge working surfaces over, tiled surrounds and matching eye level cabinets. Composite single drainer sink unit with mixer tap, two ring hob and fitted electric oven with cooker hood over and built in fridge and freezer units together with recess with plumbing for washing machine, low level electric heater and ceramic floor tiles.



Double Bedroom

3.48m (11'5) x 2.74m (9') (12'3 maximum)

With a double glazed window with venetian blinds, coved ceiling, emergency alarm pull cord, night storage heater and with a shelf cupboard, cupboard with hanging rail and shelf, deep wardrobe cupboard with hanging rails and storage shelf and further shelved cupboard. Raised television point.



Shower Room

2.21m (7'3) x 1.78m (5'10)

With a walk-in wide shower cubicle with sliding doors and a wall mounted electric shower unit, tiled surrounds and further tiled walls together with a pedestal wash basin with mixer tap and low level wc. Extractor unit, shaver point, fitted mirror, electric panel heater and shelf cupboard with cabinet over.



COMMUNAL AREAS

The development has the benefit of communal car parking facilities.

Brook Farm Court is set within communal landscaped gardens which are predominantly lawned with planted borders of shrubs and trees.

Within the scheme there is a communal lounge facility.

MAINTENANCE/SERVICE CHARGES

The monthly service charge equates to approximately £..... per calendar per month (subject to confirmation). This relates to providing the resident manager, buildings insurance, maintenance of the structure and common areas, external redecoration, window cleaning, lighting, cleaning and heating of communal areas, alarm call system and communal garden maintenance as well as funding for future expenditure.

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AGENTS NOTE

The occupancy of the property is restricted to those who are 55 years of age or older. It is understood that in the case of joint occupiers only one need meet the age requirement.

TENURE

We understand the property is held on a 999 year Lease which commenced in 1990 (subject to confirmation).

SERVICE CHARGE

It is understood that the current service charges are £3,269.71 per annum (subject to confirmation).

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

From central Hereford proceed south over Greyfriars Bridge and at the roundabout take the second exit onto Belmont Road. Proceed for the length of Belmont Road and at the roundabout take the first exit into Southolme Road. Turn left into Eastholme Avenue and Brook Farm Court will be identified 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.

1st March 2025

ID40049

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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	70 C	77 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.

