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Flat 1, Western House, 1 Broomy Hill, Hereford, HR4 0LJ

'Situated close to Hereford City Centre a well presented two bedroom ground floor flat with gas central heating, double glazing, modern kitchen and shower room. Allocated parking, additional parking and communal gardens'

£195,000 (Leasehold)

Residential Sales and Lettings

Flat 1, Western House, 1 Broomy Hill, Hereford, HR4 0LJ

LOCATION

The property is located in the sought after Broomy Hill district which is located close to Hereford City Centre. 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

The subject property is a well presented two bedroom, ground floor flat with the benefit of gas central heating, double glazing, allocated parking, additional parking and communal gardens. The accommodation comprises entrance hall, kitchen/breakfast room, sitting room, two bedrooms, cloakroom and shower room. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

A double glazed entrance door leads to the entrance hall with front aspect double glazed window, panelled radiator, partially tiled wall surround, smoke alarm, tiled flooring and doors to all rooms.

Kitchen/Breakfast Room

4.22m (13'10") x 3.43m (11'3")

With front aspect double glazed window, with a range of units comprising a stainless steel 1½ bowl sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric oven, integrated microwave, plumbing and space for washing machine, plumbing for slimline dishwasher, space for tumble dryer, space for American style fridge freezer, central island with base units under, wall mounted gas central heating boiler, panelled radiator, space for dining table and tiled flooring.



Sitting Room

4.95m (16'3") x 3.76m (12'4")

With two rear aspect double glazed windows, television point, tiled flooring, panelled radiator and double glazed patio door giving access to the rear garden.

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Cloakroom

1.65m (5'5) x 1.22m (4'0)

With low flush wc, wash hand basin, panelled radiator and tiled flooring.

Bedroom 1

3.73m (12'3) x 2.97m (9'9) (plus door recess)

With rear aspect double glazed window and panelled radiator.

Bedroom 2 (currently utilised as a Hobby Room)

2.95m (9'8) x 2.9m (9'6) (maximum)

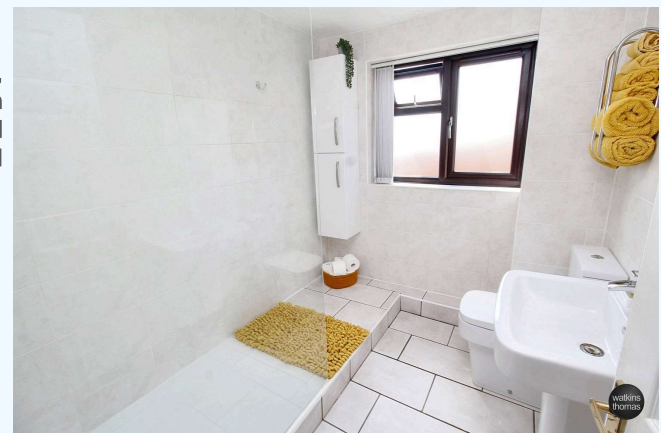
With front aspect double glazed window and panelled radiator.



Shower Room

2.41m (7'11) x 1.96m (6'5)

With side aspect double glazed window, low flush wc, pedestal mounted wash hand basin, double shower with glass screen, thermostatically controlled shower, fully tiled wall surround, heated towel rail, wall mounted unit and tiled flooring.



OUTSIDE:

To the front of the property is an allocated parking space with additional parking available. To the immediate rear of the property is a patio area leading to the communal garden which is laid to lawn with various trees and is enclosed by fencing and hedging to provide a degree of privacy.

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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.

TENURE

The property is held on a 999 year lease with 996 years remaining.

GROUND RENT & SERVICE CHARGE

The ground rent and service charge combined including buildings insurance is £75 per calendar month payable to Western House Management Company Ltd.

SERVICES

It is understood that mains electricity, gas, 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 out of Hereford along Barton Road. Continue over the bridge and take the left hand turning into Broomy Hill where the property is 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.

28th May 2025

ID40783

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.

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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.

