



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



Flat 5, Beverley Court, Foley Street, Hereford, HR1 2SQ

'Situated to the north east of Hereford City a two bedroom ground floor apartment with double glazing, allocated parking and communal gardens conveniently located close to the City Centre'

£135,000 (Leasehold)

Flat 5, Beverley Court, Foley Street, Hereford, HR1 2SQ

LOCATION

The property is located to the north east of Hereford within easy access of the city centre and its amenities. 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 two bedroom ground floor flat with double glazing, allocated parking and communal gardens. The accommodation comprises entrance hall, sitting/dining room, kitchen, two bedrooms and shower room. In more detail the accommodation comprises:

ON THE GROUND FLOOR ONLY:

Communal Entrance Hall

With access to Flat 5:

Entrance Hall

With front aspect glazed door, airing cupboard and door to the sitting room.

Sitting Room

5.79m (19'0) (maximum) x 4.22m (13'10) (maximum - L-shaped Room)

With side aspect double glazed window with secondary glazing, patio door, wall mounted gas heater, electric fire with decorative surround and door to the kitchen.



Kitchen

2.95m (9'8) x 2.34m (7'8)

With rear aspect double glazed window. Stainless steel sink drainer unit, work surfaces with tiled splash backs, base units under with matching wall units, integrated electric oven, gas hob, space for fridge and space for washing machine.



Bedroom 1

3.38m (11'1) x 3.25m (10'8) (plus door recess)

With rear aspect double glazed window with secondary glazing, wall mounted gas heater and wall mounted electric heater.

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Bedroom 2

3.3m (10'10) x 2.18m (7'2)

With front aspect double glazed window with secondary glazing, wall mounted night storage heater and built-in double wardrobe.



Shower Room

2.29m (7'6) x 1.68m (5'6)

With side aspect secondary glazed window, shower cubicle and curtain with electric shower, partially tiled wall surround, low flush wc, vanity wash hand basin and night storage heater.



OUTSIDE:

The property has the benefit of an allocated parking space and surrounding communal garden areas.



TENURE

The property is held on a leasehold basis which expires on the 24th December 2179.

GROUND RENT & SERVICE CHARGE

The current ground rent and service charge is in the sum of £ to be confirmed

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.

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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

Proceed out of Hereford along St Owen Street leading into Ledbury Road. Continue along Ledbury Road and turn right into Foley Street and Beverley Court will be found on the right hand side at the end of the street.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA, Jenny A Thomas 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.

21st August 2025

ID40669

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.

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.

