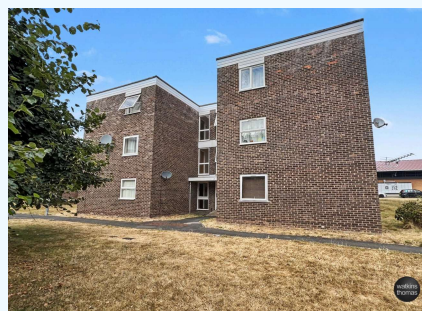




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51 Crest Court, Bobblestock, Hereford, HR4 9QD

Situated in the well served residential district of Bobblestock, to the north west of Hereford city centre, a one bedroom ground floor flat with garage.

£100,000 (Leasehold)

Residential Sales

51 Crest Court, Bobblestock, Hereford, HR4 9QD

LOCATION

Crest Court is located in the popular Bobblestock residential district, which lies to the north west of Hereford city centre. In the locality there are a range of amenities, including a supermarket, newsagent and public house. 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 self contained one bedroom ground floor apartment, comprising entrance hall, sitting room, kitchen, a double bedroom, bathroom and separate WC. The property would benefit from a schedule of refitting and upgrading works, together with provision of a heating system. It has a garage and communal parking and garden facilities. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Communal door way to;

Shared Reception Area

With mat well and door to the self contained accommodation of Number 51 which includes;

Hall

4.57m (15') x .91m (3')

With a door with glazed panel to the living room and having doors to the separate WC, bathroom, double bedroom and cloaks cupboard with hanging rail.

Living Room

5.61m (18'5) x 3.18m (10'5)

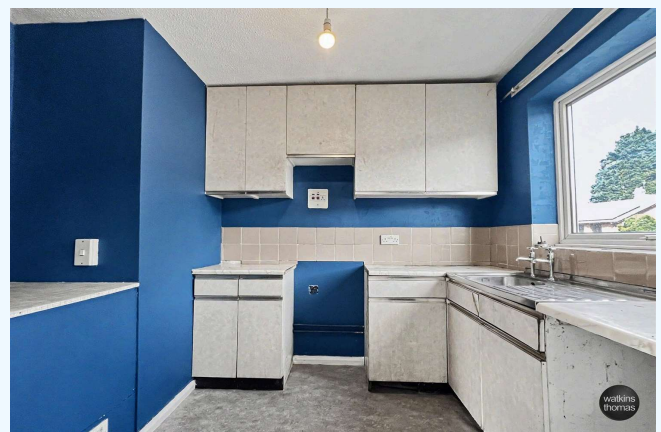
With double glazed windows to two elevations. Glazed door to;



Kitchen

2.36m (7'9) x 2.18m (7'2)

With double glazed window and single drainer sink unit, fitted base cupboards, tiled surrounds and eye level cabinets. Recess with plumbing for washing machine and recess for cooker.



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Double Bedroom

4.57m (15') x 2.74m (9')

With a double glazed window and airing cupboard with insulated hot water cylinder.



Bathroom

1.6m (5'3) x 1.47m (4'10)

With bath and pedestal wash basin.

Separate WC

1.6m (5'3) x .79m (2'7)

With low level WC.

Parking & Garage

The property has a garage and there are permits for communal parking.

TENURE:

The property is held under the terms of a lease which has an unexpired term of 136 years (expiry date 28 September 2162), subject to confirmation.

SERVICE CHARGE & GROUND RENT:

We understand that the current service charge is £45 per month, subject to confirmation.

We understand that no ground rent is payable, 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 west for the length of Whitecross Road and at the roundabout take the third exit into Three Elms Road. Continue along Three Elms Road and take the right hand turn into Grandstand Road, turn immediately right again into Grandstand Road before reaching Sandown Drive. Crest Court is located on the right 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.

11 August 2026

ID43528

51 Crest Court, Bobblestock, Hereford, HR4 9QD

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 E. It has the potential to be D.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	50 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

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.