



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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Within a pretty courtyard in a block of apartments on the edge of Bromyard Downs amidst beautiful countryside just one mile from Bromyard.

A One Bedroom First Floor Apartment with Double Glazing, Night Storage Heating on Economy 7, Fitted Kitchen and Fitted Carpets.

**16 LINTON COURT
BROMYARD
HR7 4QJ**



Comprising

Shared Porch, Hall, Stairs and Landing with No. 17, Entrance Hall, Lounge, Kitchen, Bedroom, Bathroom, Use of Communal Courtyards and Parking. EPC - E

Offers in the region of £74,950 Leasehold

16 Linton Court, BROMYARD HR7 4QJ

16 LINTON COURT is part of a conversion to a block of apartments. It is on the first floor facing a pretty courtyard approached by a shared porch, hall, stairs and landing with No. 17 only, there are storage cupboards to the side of the hallway. The apartment is in excellent decorative order and has the benefit of double glazing, night storage heating on Economy 7, fitted kitchen, fitted carpets and curtains. Linton Court is set in good-sized grounds amidst beautiful farmland and adjoining Bromyard Downs with its many walks. Bromyard, with all its amenities, is approximately 1 mile, Worcester and the M5 approximately 14 Miles.

The accommodation, with approximate measurements, comprises:-

Door from landing to shared hall, stairs and landing with one other apartment.

HALL

STORE CUPBOARD with hanging rails and shelves.

LOUNGE (12'7" x 11'6") with night storage heater, TV and telephone points, cornice, window overlooking courtyard, part glazed door to narrow balcony with wrought iron rails and looking over courtyard. Arch to

KITCHEN (9'5" x 6'7") Range of base and wall units of cupboards and drawers, space and plumbing for washing machine, spaces for fridge and freezer, space and point for electric cooker with extractor unit over, work surface with tiled splash back and inset stainless steel sink. Three spotlights, extractor fan and floor covering.

Door from lounge to

BEDROOM (12'5" x 9'4") with night storage heater, TV point, cornice, window to courtyard and part glazed door to narrow balcony with wrought iron rails to courtyard.

Door from hall to

BATHROOM with suite of panelled bath with Mira Sport electric shower, part tiled walls, rail and curtain, W.C. with tiling to rear, hand basin with tiled splash back. Extractor fan and door to

AIRING CUPBOARD with large insulated hot water cylinder, two immersion heaters on timer, one on Economy 7, shelves.

OUTSIDE



Use of well maintained courtyards and grounds.

CAR PARKING SPACE

SERVICES

Mains electricity, drainage and water via a meter.

TENURE

The property is held on a 99-year lease with approximately 80 years remaining.

OUTGOINGS

A maintenance charge is made each year to cover exterior window cleaning, exterior building maintenance, main structure insurance, maintaining the gardens, grounds and car parks. Last year the charge was approximately £767.04.

COUNCIL TAX BAND - A**DIRECTIONS**

From Bromyard take the A44 Worcester road. After approximately 1 mile turn right signed Burley alongside Linton Court and take the first entrance on right into car park. Walk along the side of the building facing Bromyard Downs and turn left into the courtyard.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB002181

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.