



34 Brook Farm Court, Belmont, Hereford Herefordshire HR2 7TY

Offers Over £100,000

jackson
property

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Belmont, Hereford, HR2 7TY

Retirement Living close to Hereford City |
Semi Detached House with Parking | 2
Bedrooms | 2 Reception Rooms | Fitted
Kitchen | Shower Room & Bathroom | No
Onward Chain

- Well Planned 2 Bed Retirement Home
- Double Glazed Throughout
- Fitted Kitchen, Conservatory
- Large Living Room
- Downstairs Shower Room
- Bathroom, 2 Good Size Bedrooms
- Communal Gardens
- Allocated Parking

*Offers Over
£100,000
Leasehold*

To arrange a viewing please contact us on

t. 01432 344 779

hereford@bill-jackson.co.uk

www.bill-jackson.co.uk



Situation

This ideal retirement property, on a warden supported development, is well positioned on the southwest and city outskirts, within easy reach of a wide range of excellent amenities. These include a large Tesco superstore, pharmacy, doctors and dental surgeries, all within 100 metres, as well as a regular bus service into Hereford city.

Description

The fitted Kitchen has a good range of matching base and wall cupboards, work surfaces, built-in double oven and four ring electric hob with extractor hood over.

The large Living Room is accessed from the Reception Hall and has a warden emergency alarm pull, coal fireplace and sliding doors opening into the conservatory.

There is a downstairs Shower Room with low flush WC, wash hand basin and shower cubicle.

Stairs from the Reception Hall lead up to the first floor landing with doors to Bedrooms 1 and 2 and Bathroom. Bedroom 1 comprises storage cupboards and wash hand basin, with bedroom 2 having built in wardrobes. The Bathroom has a 3 piece suite.

Outside there are communal grounds and a carport with allocated parking space.

Services

Mains Electricity and Water are connected.

Service Charge

There is a service charge of £2,183.27 (subject to change) per annum which includes the warden link service, on-site warden/manager, insurance, window cleaning, maintenance of the communal grounds, sinking fund and small community hall where coffee mornings are held for residents.

Tenure

Leasehold – on a 999 year lease from the date of construction

Council Tax

Herefordshire Council – Band C – £1571.80 payable 2018/19

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

Jackson Property

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

20 June 2018

Coronavirus Jackson Property Protocol

We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020



We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

However, in order to ensure we keep our clients, our staff, and our families as safe as possible we have decided that you should notify Jackson Property immediately if you decide to self-isolate, so we can prevent any potential cross contamination between all parties.

In order to protect our clients, families and staff, we are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/coronavirus-covid-19-information-for-the-public>

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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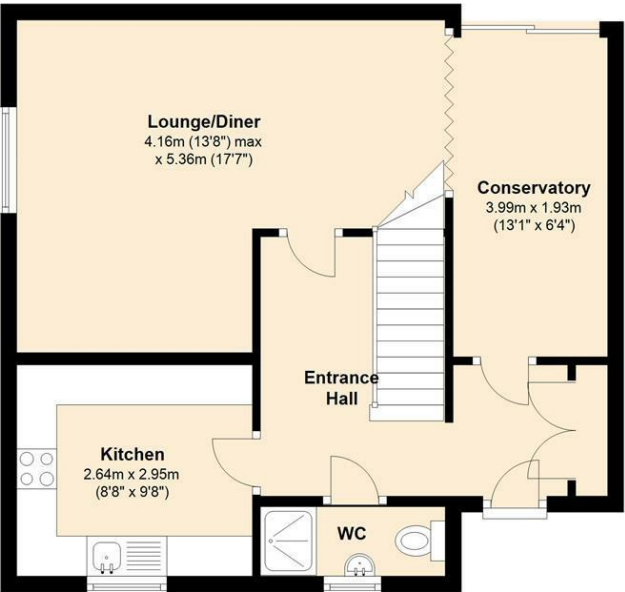
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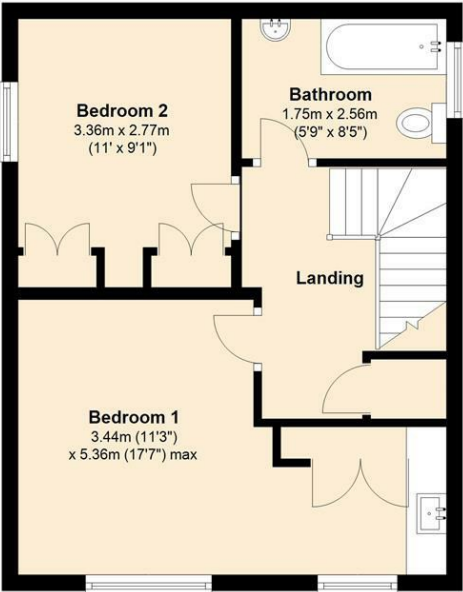
Ground Floor

Approx. 48.6 sq. metres (523.4 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



Total area: approx. 85.9 sq. metres (925.0 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

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