



13 Arden Court Bodenham Road  
, Hereford, Herefordshire, HR1 2UF

jackson  
property



# £140,000

First Floor Maisonette | Two Double Bedrooms | Shower Room | Well Presented | Communal Gardens | Allocated Parking | Sought After Location

## Situation

Arden Court is a purpose built development of self contained apartments, which are set in well maintained landscaped garden areas, on the south side of Bodenhams Road and to the north of Hereford City centre. The property is within easy reach of Hereford central shopping, leisure and recreational facilities, educational establishments and bus and railway stations.

## Description

Enjoying an outlook over communal gardens, this spacious apartment occupies a first floor position with 2 bedrooms, living room, kitchen breakfast and bathroom situated in a highly sought after residential location. Stairs lead from the private entrance hallway to the first floor leading to the landing which provides access to all rooms including a large walk in storage cupboard. The living room is a good size with feature fireplace and overlooking some of the communal gardens. The kitchen is fitted with matching wall and base units, a useful breakfast bar and space for appliances. Both bedrooms are double rooms with space for large wardrobes. The shower room consists of a three piece white suite including large shower cubicle, however the current sellers are able to remove and replace with a bath if needed. The property has central heated and double glazing throughout.

The property stands in well-maintained communal gardens and there is allocated parking space, plus visitor car parking spaces are available. It is understood that there is also a communal bin storage area and clothes drying facilities.

## Lease & Service Charge

Service charge for the property will be £65.00PCM. The lease is 999 years with only a few years elapsed.

## Services

All mains services are connected.  
Herefordshire Council Tax Band B

## 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 along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

## Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.

## Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment.

All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled.

A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property.

You will be asked to take your PPE away with you for safe disposal.

You will be contacted the following day to discuss the next steps.

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/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



To arrange a viewing please contact us on t. 01432 344 779  
[hereford@bill-jackson.co.uk](mailto:hereford@bill-jackson.co.uk) | [www.bil-jackson.co.uk](http://www.bil-jackson.co.uk)

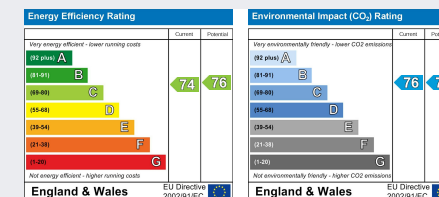
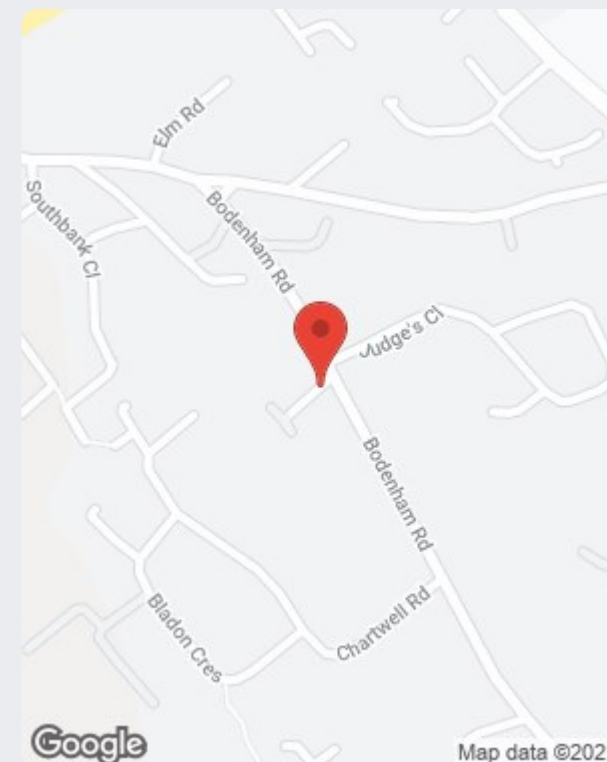
## First Floor

Approx. 60.3 sq. metres (649.5 sq. feet)



Total area: approx. 60.3 sq. metres (649.5 sq. feet)

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



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property

Address: 45 Bridge Street  
Hereford  
HR4 9DG

Tel: 01432 344 779  
Email: hereford@bill-jackson.com  
Web: www.bill-jackson.com

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