



59 Frome Court

Bartestree, Hereford, Herefordshire, HR1 4DX

jackson
property

£335,000

Stunning Character Duplex Apartment | 2 Large Bedroom Suites with Separate Staircases | Spacious, Light and Airy Throughout | Upgraded Character Features | Access to Communal Gardens | Allocated & Visitor Parking

Situation

Frome Court is a stunning residential development, set within the grounds of a Victorian Gothic convent designed by the renowned Edward Welby Pugin in 1863. The apartment is situated in beautiful Herefordshire countryside, yet very close to the village of Bartestree which benefits from local public houses, village shop, Lugwardine Primary School, St Mary's Roman Catholic High School, village hall and is within the catchment area for Bishop of Hereford Bluecoat School.

The City of Hereford is less than 5 miles away and offers a wide choice of primary and secondary schooling, colleges, extensive retail and leisure facilities, hospital, Cathedral, and theatre, as well as having excellent motorway links with the M50.

Description

This property is a beautifully presented, grand duplex apartment excellent for multi-family living. The impressive internal hallway is steeped with character features including a beautiful original archway and wooden flooring. The generously sized living room is neutrally decorated with high ceilings and large windows allowing for the room to be full of natural light. There is a modern fire creating a focal point to the room. The dining room is the magnificent size of 28 feet long, with beautiful wooden beams and is an excellent space for entertaining with a doorway leading to the kitchen. Fitted with base units, integrated double oven, washer and undercounter fridge and freezer. This property consists of two separate staircases to the first floor. From the hallway stairs lead to the master bedroom which is a beautifully light and spacious room with upgraded character features, a dressing area and ensuite which is fitted with a three piece white suite to include a bath. Bedroom two is accessed from the dining room staircase. Bedroom two is also a great size with ensuite and has space additional for a large desk.

Outside circumnavigating the property are beautifully presented communal gardens, which are well stocked with a variety of plants, hedging and trees, and they are

maintained by the management company. There is allocated parking along with visitor parking spaces available, which are designated and clearly displayed around the grounds of Frome Court.

Viewings

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

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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.

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>

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+v at per service.

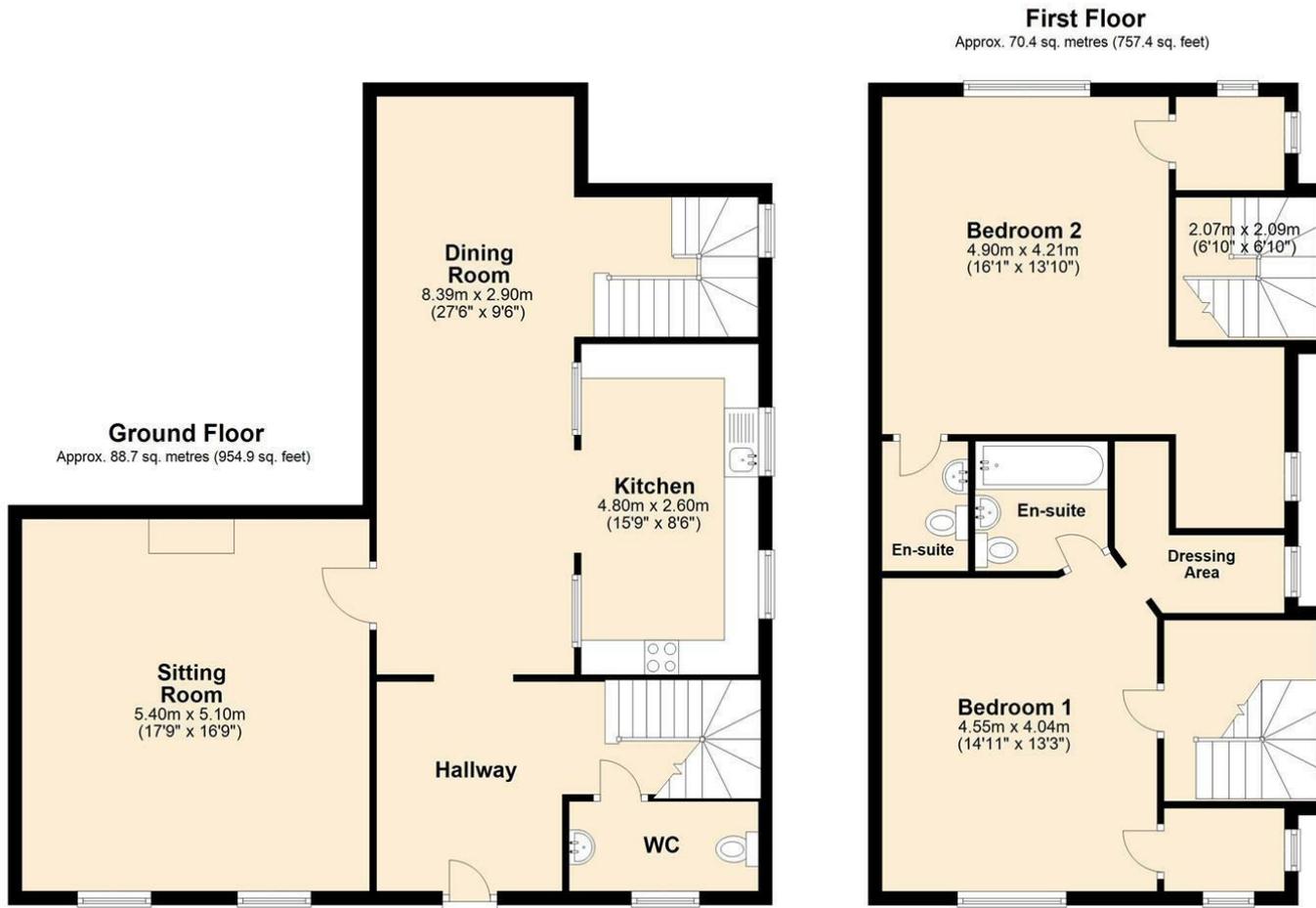
Agents Notes

It is understood that the property is sold with the benefit of a 999 year lease, commencing in 2003, with a current ground rent of £100 per annum.

The current service charge is £160 per month to cover the maintenance of the shared areas, windows, building insurance and sinking fund for future repairs or renewals.



To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk



Total area: approx. 159.1 sq. metres (1712.3 sq. feet)

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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Planned	Current	Planned
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-100)		A (10-15)	
B (81-91)		B (16-20)	
C (69-80)		C (21-25)	
D (55-68)	67	D (26-30)	
E (39-54)		E (31-35)	
F (21-38)		F (36-40)	
G (1-20)	68	G (41-45)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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