

FOR  
SALE



Apartment 1, 43 Catherine Street, Hereford HR1 2DU

£115,000 - Leasehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Peacefully situated in this convenient central location, a purpose built 2 bedroom ground floor flat offering ideal first time buyer or investment accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, double glazing and we recommend an internal inspection.

## POINTS OF INTEREST

- *Convenient central location.*
- *Purpose-built ground floor flat*
- *Open Plan kitchen/living room*
- *2 bedrooms*
- *Ideal for first time buyer/investment*
- *No Onward Chain*



## ROOM DESCRIPTIONS

### **Communal Ground Floor Entrance Hall**

With main entrance door through to the

### **Reception Hall**

With radiator, central thermostat and door to the

### **Open Plan Living Room/Kitchen**

Living Room

With 2 double glazed sash style windows, radiator.

Kitchen

With 1 1/2 bowl sink unit with mixer tap over, range of wall and base cupboards, work surfaces with tiled splash backs, wall mounted central heating boiler, space for upright fridge/freezer.

### **Bedroom 1**

With fitted carpet, double glazed sash style window, radiator, space for wardrobes.

### **Bedroom 2**

With fitted carpet, radiator, double glazed window.

### **Bathroom**

With suite comprising bath with hand grips and tiled wall surround, low flush WC, pedestal wash hand basin, double glazed window, ladder style towel rail/radiator, separate shower cubicle with glazed sliding doors.

### **Services**

Mains water, electricity, drainage and gas are connected.

Gas-fired central heating.

### **Outgoings**

Council tax band A - £1,619.24 payable for 2025/2026

Water and drainage rates are payable.

Service charge - £140.00 per annum (TBC)

### **Agents Note**

Leasehold – A new lease is being prepared with 125 years.

### **Viewings**

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### **Money Laundering Regulations**

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



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