

FOR
SALE



Flat 3, 329 Kings Acre Road, Hereford HR4 0SL

£135,000 - Leasehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Located on the western outskirts of Hereford city centre a well presented first floor apartment offering ideal first time buyer / investment accommodation. The property has the added benefit of gas central heating, double glazing, allocated parking. Viewing highly recommended.

POINTS OF INTEREST

- *First floor 1 bed flat*
- *Outskirts of Hereford City*
- *Ideal first time buyer/ investor accommodation*
- *Allocated parking*
- *Long lease*
- *Must be viewed*



ROOM DESCRIPTIONS

Ground Floor Entrance

Intercom access into the communal entrance hall with stairs leading up to the first floor.

Entrance Hall

With fitted carpets, telephone entry system, wall light and opening into the living room.

Living Room

with fitted carpet , ceiling light point, radiator, double glazed sash window to the front aspect, feature electric fireplace, Hive central heating thermostat and openings into the kitchen.

Kitchen

A recently fitted modern kitchen with sage green wall and base units , ample work surface space, an integrated dishwasher, ceramic 1 and 1/2 bowl sink and drainer unit, under counter space for a washing machine, space for freestanding fridge/freezer, free standing cooker with extractor above, wall light, double glazed sash window to the front aspect, cupboard housing the gas central heating boiler, chrome towel rail, storage cupboard and wood effect flooring.

Inner Hallway

With fitted carpet, coat and shoe storage.

Bedroom

With wood effect flooring , ceiling light point, double glazed window and radiator.

Bathroom

With 3 piece white suite comprising panelled bath with electric shower, part tiled surround and bi-folding screen, low flush WC , pedestal wash hand basin, chrome towel rail, ceiling light point, extractor fan and vinyl flooring.

Outside

There is an allocated parking space and extra visitor spaces, there is also a basement with designated storage area specific to Flat 3

Agent's Note

There is a monthly service charge of £70 per calendar month
The current lease commenced on the 25/12/1980 runs until 24/12/2169 leaving 145 years remaining.

Directions

Proceed west out of Hereford along King's Acre Road , the property is situated opposite the Blue Diamond garden centre as indicated by the agent sale board.

Services

All services are mains with gas central heating

Outgoings

Council tax band A - £1,553.01 payable 2024/2025

Water and drainage - rates are payable.

Viewings

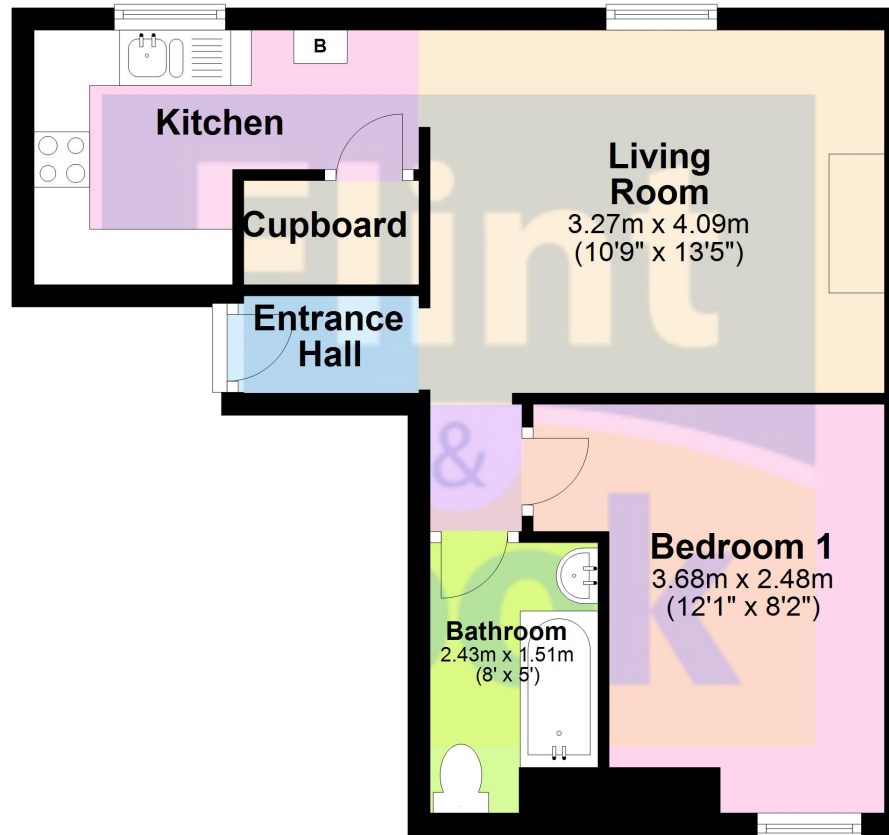
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering Regulations

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

Ground Floor

Approx. 38.7 sq. metres (416.0 sq. feet)



Total area: approx. 38.7 sq. metres (416.0 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	67	79
England, Scotland & Wales		