

FOR
SALE



17 Jamieson Court Melrose Place, Hereford HR4 0EJ

£119,500 - Leasehold

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PROPERTY SUMMARY

Convenient central location, close to local amenities a 2 bedroom over 55's retirement first floor apartment with double glazing, electric heating, modernised throughout. Must be viewed.

POINTS OF INTEREST

- *Convenient central location*
- *Over 55's retirement apartment*
- *Modernised throughout*
- *Double glazing, electric heating*
- *First Floor*
- *Must be viewed!*



ROOM DESCRIPTIONS

Entrance door through to the Reception Hall

Fitted carpet, wall mounted electric heater, built-in airing cupboard, large store cupboard with electric light, coat hooks, hanging rail, access hatch to loft space with pull-down ladder and door to the

Lounge

A light and airy room with fitted carpet, wall mounted electric heater, 2 double glazed windows enjoying a pleasant outlook, TV aerial and telephone points and door entry system.

Kitchen

A recently re-fitted and modernised kitchen with matching wall and base units, ample worksurfaces with tiled splashbacks, a single drainer sink unit, space and plumbing for washing machine and slimline dishwasher, 4-ring electric hob, electric oven with extractor hood over, space for an upright fridge/freezer, double glazed window.

Bedroom 1

Fitted carpet, electric heater, double glazed window.

Bedroom 2

Wall mounted electric heater, double glazed window and fitted carpet.

Bathroom

A recently re-fitted and modernised suite with double length walk-in shower with electric shower over, low flush WC, pedestal wash hand-basin, double glazed window and electric heater.

Outside

The property stands in well-maintained communal gardens and there is residents parking available on a "first come, first served" basis.

Service Charge

From 1st April 2024 £198.41 per month

Tenure & Possession

150 year lease commencing 2016.
Vacant possession.

Ground Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



Total area: approx. 45.2 sq. metres (486.6 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		74
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		