

FOR
SALE



43 Huskinson Drive, Hereford HR1 1DB

£145,000 - Leasehold

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

PROPERTY SUMMARY

This spacious 2nd floor apartment has a pleasant outlook and is located in a modern purpose built block with a door entry system, double glazing, off road parking and is ideal for first time buyers or for investment.

POINTS OF INTEREST

- *Modern 2nd floor apartment*
- *Within easy reach of the City*
- *2 bedroom apartment*
- *Double glazing*
- *Electric heating*
- *Off road parking*



ROOM DESCRIPTIONS

Entrance Hall

Giving access to the

Inner Hall

With storage heater, door entry phone, airing cupboard with hot water cylinder.

Lounge

With 2 night storage heaters and 2 windows.

Kitchen

Fitted with beech effect base and wall units, work surfaces with tiled splash backs, sink, built in electric oven, 4 ring hob with extractor hood, tiled floor, plumbing for washing machine and window.

Bedroom 1

With storage heater and window.

Bedroom 2

With electric panel heater, window.

Bathroom

White suite with bath and shower attachment, separate electric shower, pedestal wash hand basin, WC, tiled floor, wall mounted electric heater, extractor fan, window.

Outside

Communal grounds and parking.

Services

Mains water, electricity and drainage are connected.

Outgoings

Council tax band A - £1,553 payable for 2024/2025

Water and drainage rates are payable.

Service Charge - £85 per month

Ground Rent - £50 per annum.

Tenure & Possession

Leasehold - 125 years commenced January 2002.

Vacant possession on completion.

Directions

From Hereford proceed towards Worcester on the A4103 and just before Aylestone Hill turn left into Barrs Court Road and then before the mini roundabout turn left into Huskinson Drive and the apartment block is located on the right hand side towards the end of the cul-de-sac.

Viewings

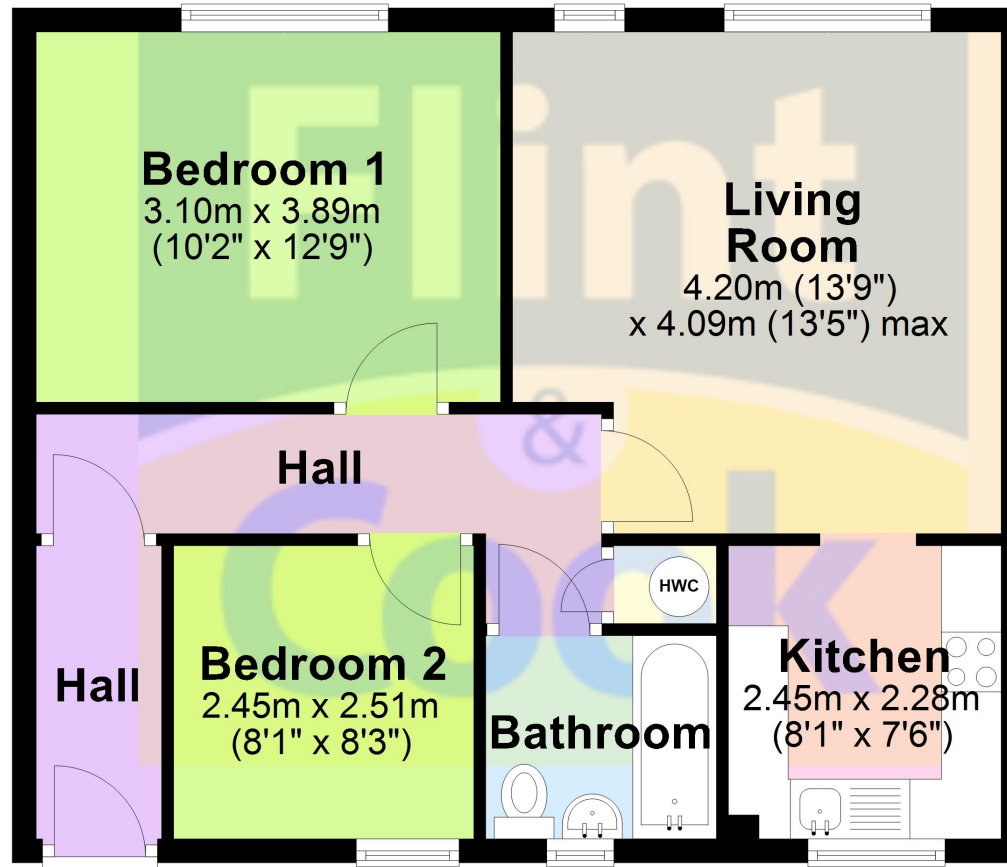
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering Regulations

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

Second Floor

Approx. 54.5 sq. metres (586.8 sq. feet)



Total area: approx. 54.5 sq. metres (586.8 sq. feet)

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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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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