

FOR  
SALE



10 Oatlands Sandown Drive, Bobblestock, Hereford HR4 9TP

£85,000 - Leasehold

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## PROPERTY SUMMARY

Situated in a popular residential location a first floor studio apartment with communal gardens and parking. Investors only. Tenant in situ. No onward chain.

## POINTS OF INTEREST

- *Popular residential location*
- *First floor studio apartment*
- *Tenant in situ*
- *Investment accommodation*
- *Communal gardens & parking*
- *NO ONWARD CHAIN*



## ROOM DESCRIPTIONS

### Description

Situated in the sought-after residential area known as Bobblestock which lies approximately 2 miles northwest of the Cathedral City of Hereford, this modern purpose-built studio apartment is being offered For Sale with a tenant in situ.

Local amenities nearby include a shop, doctors surgery, public house, primary and secondary schools and a daily bus service.

The property, which is well maintained throughout, has the added benefit of double glazing, electric heating, communal parking and is more particularly described as follows:-

### Approached via Ground Floor Communal Entrance

With staircase leading to the first floor landing with storage cupboard and meters.

### Apartment 10 with entrance door to the

#### Living/Bedroom Area

With 2 double glazed windows, wooden flooring, electric heater, TV aerial point and opening up into the

#### Kitchen Area

Fitted wall and base units, ample worksurface space and breakfast bar, 4-ring electric hob, electric oven and extractor over, double glazed window to the rear aspect, free-standing space for fridge/freezer, stainless steel sink and drainer.

### Utility Space

Cupboard housing the hot water cylinder, under-counter space and plumbing for washing machine and opening into the

### Bathroom

Suite comprising panelled bath with electric shower over, wash hand-basin, low flush WC, wall mounted electric heater, tiled splashbacks, loft hatch and vinyl flooring.

### Outside

There are communal gardens and communal parking.

### Agent's Note

There has been a long-term tenant in-situ.

### Money Laundering

Prospective purchasers will be asked to produce appropriate documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

### Tenure & Possession

The property is Leasehold with 999 years commenced 1985.

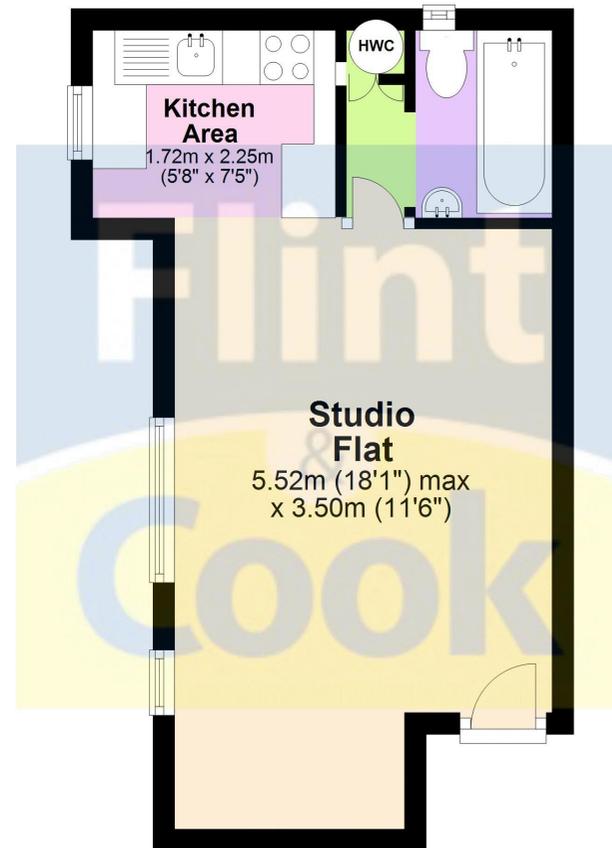
Service charge £75 per quarter.

Ground rent. – Vacant possession on completion.

Tenant in situ.

## Ground Floor

Approx. 25.5 sq. metres (274.9 sq. feet)



Total area: approx. 25.5 sq. metres (274.9 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			