

FOR
SALE



5 Eden Court, Ryelands Street, Hereford HR4 0JR

£160,000 - Leasehold

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

PROPERTY SUMMARY

Conveniently located ground floor 2 bedroom apartment offered For Sale with no onward chain and with the benefit of gas central heating, double glazing, allocated parking and would be ideal for first time buyer/investment accommodation.

POINTS OF INTEREST

- *Convenient central location*
- *Ground floor apartment*
- *2 Bedrooms*
- *Close to amenities*
- *Gas central heating & double glazing*
- *Allocated parking*
- *Ideal first time buyer/investor accommodation*
- *No onward chain*



ROOM DESCRIPTIONS

Entrance door into the Communal Hallway

With door leading to Apartment 5.

Apartment entrance door leading into the Entrance Hallway

With fitted carpet, cupboard housing the fuseboard, communal telephone entry point and door into the

Living/Dining Area

Fitted carpet, 3 radiators, 3 windows and opening into the

Kitchen Area

Matching wall and base units, ample worksurfaces, stainless steel sink and drainer, integrated hob and oven with extractor over, integrated appliances including fridge/freezer, dishwasher and washing machine, vinyl flooring, recessed spotlighting, window and extractor.

Inner Hallway

Fitted carpet, radiator, smoke alarm, gas central heating thermostat and cupboard housing the gas boiler with doors into

Bedroom 1

Fitted carpet, window, radiator and door to the EN-SUITE SHOWER ROOM with suite comprising shower cubicle with mains fitment, low flush WC, pedestal wash hand-basin, radiator, vinyl flooring, opaque window and extractor.

Bedroom 2

Fitted carpet, radiator and window.

Bathroom

Suite comprising panelled bath, pedestal wash hand-basin, low flush WC, opaque window, radiator, vinyl flooring, extractor and recessed spotlighting.

Outside

There is an allocated parking space designated for apartment 5.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band - payable 2024/25 (to be assessed)
Water and drainage - rates are payable/metered supply.

Lease & Charges

125 years Lease commenced 2003 with 102 years remaining.

Ground rent - £250 per annum

Service Charge - £118..12 per month

Money laundering regulations

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

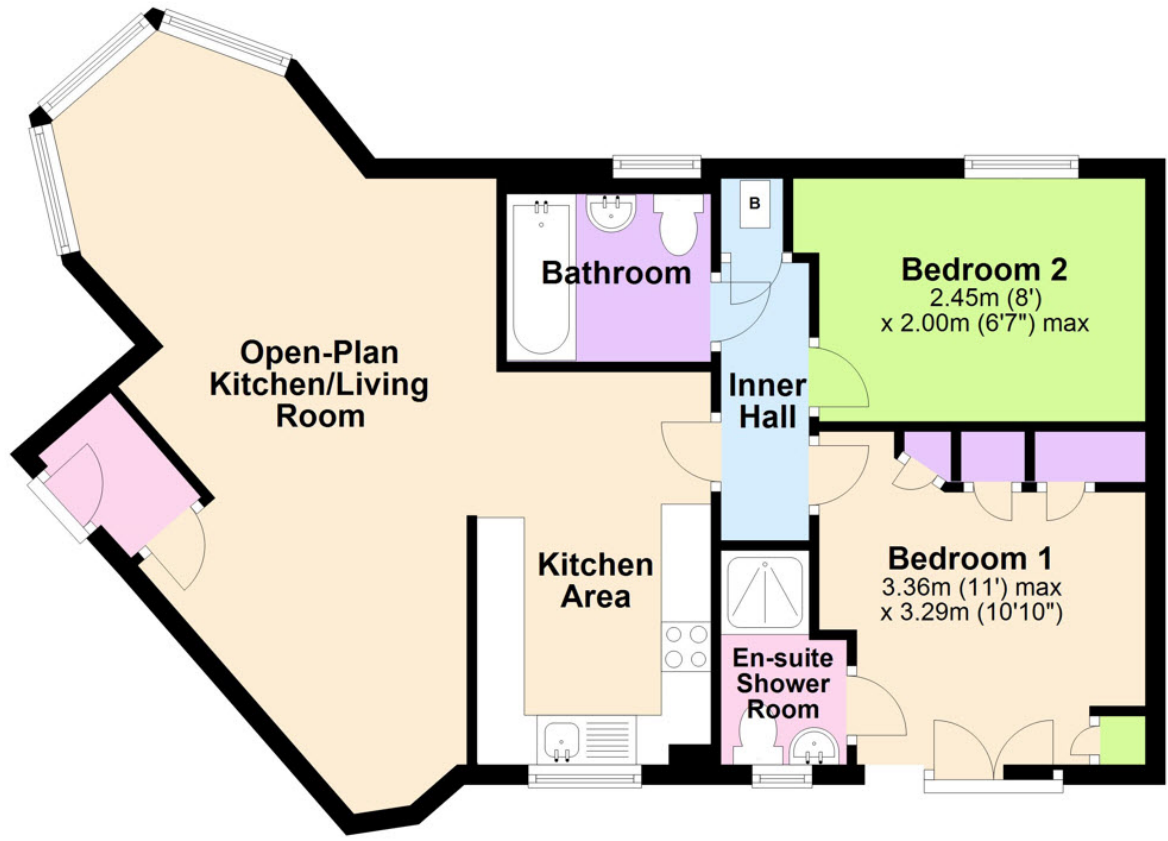
Viewing

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

Directions

What3words - exist.bounty.advice

Floor Plan



Total area: approx. 63.5 sq. metres (683.1 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

Eden Court, Ryelands Street, Hereford

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

| Energy Efficiency Rating | | | Current | Potential |
|---|----------|--|---------|-----------|
| Very energy efficient - lower running costs | | | | |
| (92+) | A | | | |
| (81-91) | B | | | |
| (69-80) | C | | 73 | 76 |
| (55-68) | D | | | |
| (39-54) | E | | | |
| (21-38) | F | | | |
| (1-20) | G | | | |
| Not energy efficient - higher running costs | | | | |
| England, Scotland & Wales | | | | |

