

FOR
SALE



10 Eden Court, Ryelands Street, Hereford HR4 0JR

£159,950 - Leasehold

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

PROPERTY SUMMARY

Situated in the popular residential location of Whitecross just a short walk from Hereford City Centre a 2 bedroom second floor apartment offering ideal first time buyer/investor accommodation and being sold with the added benefit of NO ONWARD CHAIN.

The property also has the added benefit of allocated parking, 2 double bedrooms (1 with en-suite), gas central heating, double-glazing and we highly recommend an internal inspection.

POINTS OF INTEREST

- *2 double bedrooms*
- *2 bathrooms*
- *Second floor apartment*
- *Ideal first time buyer/ investor accommodation*
- *Allocated parking*
- *Short walk from City Centre*
- *NO ONWARD CHAIN*



ROOM DESCRIPTIONS

Communal Entrance

with stairs leading to the second floor.

Entrance door leading to Number 10

Bedroom 1

Entrance Hallway

with mat-well, fitted carpet, fuse-box, telephone entry system, loft hatch, radiator and smoke alarm.

Bedroom 1

with fitted carpet, radiator, two double-glazed windows, recessed spotlights and door to en-suite shower room with fitted cubicle and mains fitment shower head over, tiled surround, pedestal wash hand basin with tiled splashback, low-flush WC, radiator, fitted carpet and extractor.

Bedroom 2

with fitted carpet, radiator and double-glazed window.

Bathroom

three piece suite comprising panelled bath, pedestal wash hand basin, low-flush WC, part-tiled surround, recessed spotlights, radiator and double-glazed window.

Living/Dining Room

with fitted carpet, recessed spotlights, two radiators, coving, smoke alarm, double-glazed window, Juliet balcony, French doors opening in to the

Kitchen

with fitted wall and base units, ample work surface space, stainless steel sink and drainer, four-ring gas hob, electric oven and extractor over, cupboard housing the gas central heating boiler, space for slim-line dishwasher and space for free standing fridge/freezer, double-glazed window, integrated washing machine, vinyl flooring, recessed spotlights and extractor.

Outside

There is an allocated parking space designated for Number 10.

Services

Mains electricity, gas and water are connected. Gas central heating.

Outgoings

Council tax band B payable 2024/25 £1794.59. Water and drainage rates are payable. Leasehold - 125 year Lease commencing 2003 with 102 years remaining. Ground round £250 per annum and Service Charge is £118.12 per month. Broadband availability is Super-plus 80mgb per second with 4G phone coverage available.

Viewing

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

Directions

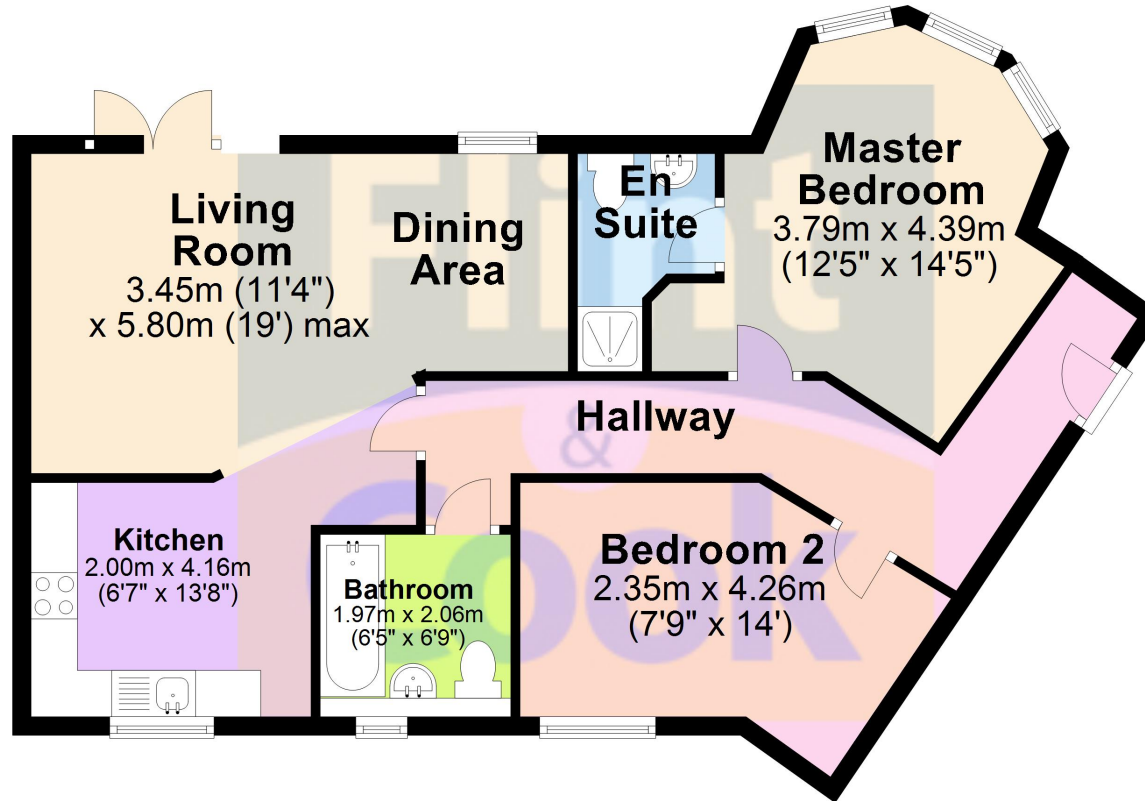
Proceed west out of Hereford along Whitecross Road heading past Sainsburys, Aldi and the Whitecross Fish Bar on the left-hand side. Take the next left-hand turn in to Ryeland Street where Eden Court will be found on the right-hand side as indicated, by the Agent's For Sale Board.

Money Laundering

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

Second Floor

Approx. 68.3 sq. metres (735.4 sq. feet)



Total area: approx. 68.3 sq. metres (735.4 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	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		