

FOR  
SALE



Apartment 1 Prior Court 15 Prior Street, Hereford HR4 9LB

£134,500 - Leasehold



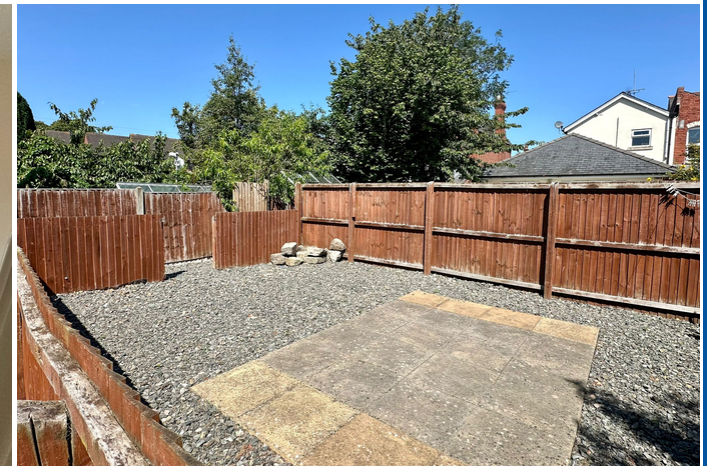
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

## PROPERTY SUMMARY

Occupying a convenient central location within easy reach of Hereford City centre, a well maintained 1 bedroom ground floor apartment offering ideal first time buyer/investment accommodation. The property, which is offered For Sale with no onward chain, has the added benefit of gas central heating, double glazing, modern kitchen and bathroom, private rear garden, allocated parking space and we recommend an internal inspection.

## POINTS OF INTEREST

- *Convenient central location*
- *Spacious 1 bedroom ground floor flat*
- *Gas central heating*
- *Double glazing*
- *Off road parking*
- *Private rear garden*
- *Ideal for first time buyer*
- *Viewing advised*



## ROOM DESCRIPTIONS

### Ground floor side entrance door through to the

#### Entrance Hall

Fitted carpet and large built-in store cupboard with shelving.

#### Open plan Living Room/Kitchen

Living Room with fitted carpet, 2 double radiators, double glazed window to the side with vertical blinds, central spotlighting, recessed decorative fireplace and wall cupboard housing the gas central heating boiler. Kitchen Area with single drainer sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with splashbacks, tiled floor, built-in oven with 4-ring hob, splashback and cookerhood over, built-in fridge, double glazed side window with vertical blinds, recessed spotlighting, space and plumbing for washing machine.

### From the Kitchen, a door opens through to the

#### Bathroom

Suite comprising panelled bath with handgrips, tiled surround, shower unit over and glazed screen, pedestal wash hand-basin with tiled splashback, low flush WC, ladder style towel rail/radiator, tiled floor, extractor fan, recessed spotlighting.

#### Bedroom

Fitted carpet, double radiator, double glazed bay window to the front aspect with vertical blinds, space for wardrobes and large walk-in wardrobe with hanging rails and shelving.

#### Outside

The property benefits from an allocated parking space with is immediately to the front of the apartment. A communal pathway to the rear leads to a good size private enclosed garden laid to patio and chippings for easy maintenance and well enclosed by high fencing for privacy and also benefits from a large detached store-shed.

#### Agent's Note

The property is to be sold on a 999 year Lease and once all 3 apartments in Prior Court have been sold, the apartment will benefit from a share of the Freehold with ground rent and service charge to be confirmed.

#### Services

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

#### Outgoings

Council tax band A - payable 2024/25 £1538.23

Water and drainage - rates are payable/metered supply.

#### 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

Proceed north out of Hereford City on the A49 and after passing the Hereford FC football ground on the right hand side and, at the traffic lights, turn left into Prior Street and number 15 is on the left hand side.

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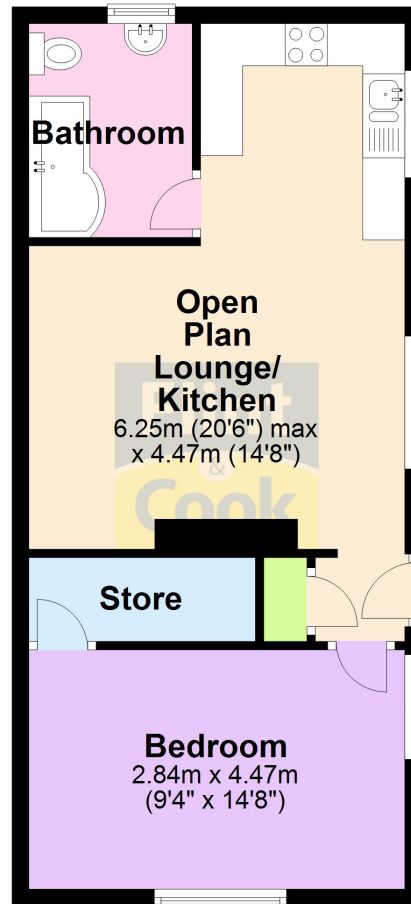
#### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm

### First Floor

Approx. 46.0 sq. metres (495.0 sq. feet)



Total area: approx. 46.0 sq. metres (495.0 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>	73	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			