

FOR
SALE



6 Eden Court, Ryeland Street, Hereford HR4 0JR

£160,000 - Leasehold

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PROPERTY SUMMARY

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

POINTS OF INTEREST

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



ROOM DESCRIPTIONS

Entrance door into the

Communal Hallway

With door leading to Flat 6.

Entrance door leading into the

Entrance Hallway

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

Living/Dining Area

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

Kitchen Area

Kitchen with matching wall and base units, ample worksurfaces, stainless steel sink and drainer, integrated hob and oven with extractor over, integrated fridge/freezer, integrated dishwasher and integrated 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 to

Bedroom 1

Fitted carpet, window, radiator and door to the EN-SUITE SHOWER ROOM with suite comprising shower cubicle with mains fitment over, 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, recessed spotlighting.

Outside

There is an allocated parking space designated for Flat no. 6.

Services

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

Lease & Charges

125 years Lease commenced 2003 with 102 years remaining.

Ground Rent - £250 per annum

Service Charge - £118.12 per month

Outgoings

Council tax band B - payable 2023/24 £1712.95

Water and drainage - rates are payable/metered supply.

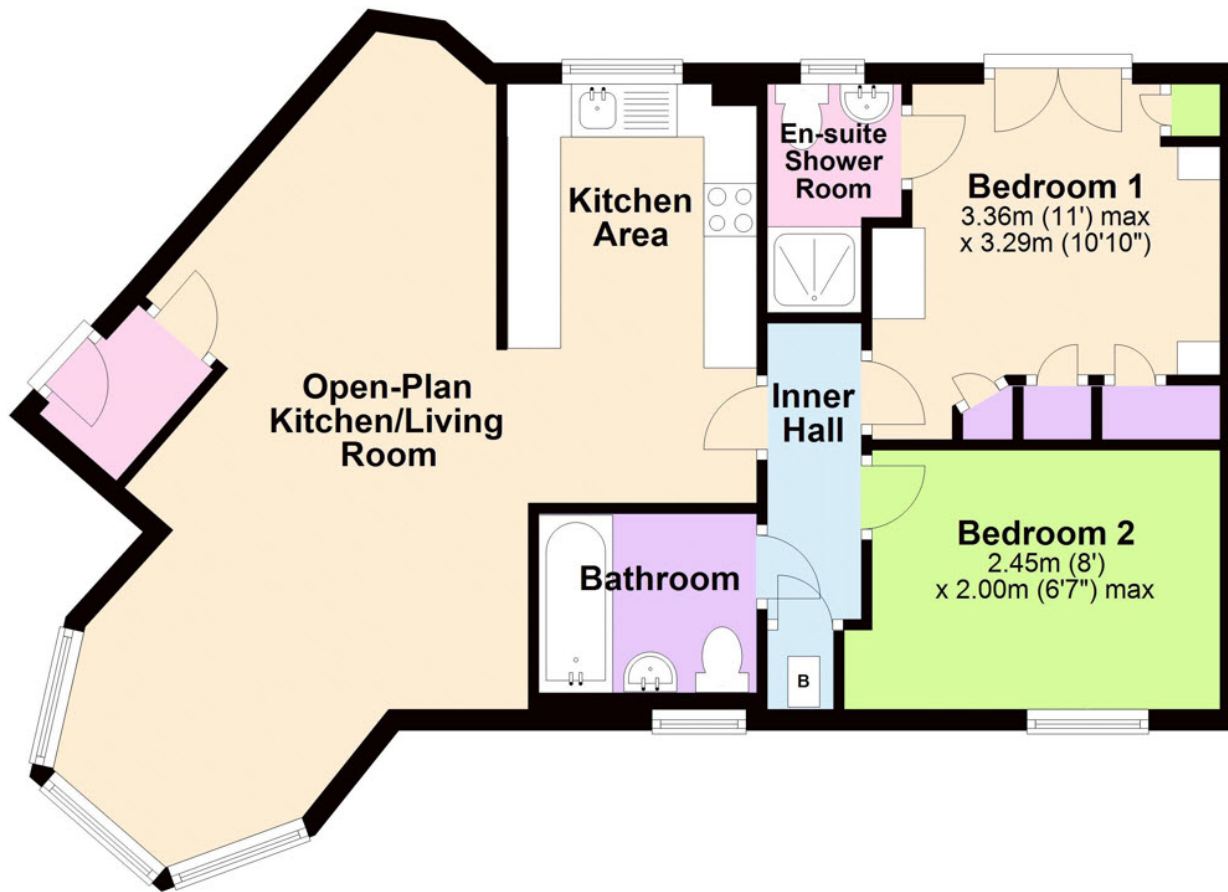
Money laundering regulations

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

Directions

What3words - audio.ended.rapid

Floor Plan



Total area: approx. 63.5 sq. metres (683.7 sq. feet)

These plans are for identification and reference 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		