

FOR
SALE



Apartment 5 St James Court, Hereford HR1 2QD

£179,950 - Leasehold

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

PROPERTY SUMMARY

Situated in a convenient central location a short walk from Hereford City Centre, an immaculately presented two bedroom 2nd floor apartment offering ideal first time buyer/ investor accommodation and being sold with the added benefit of no onward chain.

The property has the added benefit of gas central heating, double glazing, two double bedrooms, allocated parking and we highly recommend an internal inspection.

POINTS OF INTEREST

- *No onward chain!*
- *Convenient central location*
- *Two double bedrooms*
- *Ideal first time buyer/ investor accommodation*
- *Allocated parking*
- *Well presented throughout*



ROOM DESCRIPTIONS

Ground floor

With gated entrance and communal entrance door into

Communal entrance hall

With stairs leading up to the second floor

Apartment 5

With entrance door into

Entrance hall

With fitted carpet, recess spotlights, radiator, telephone entry system, loft hatch, smoke alarm, space for coat and shoe storage and door to the shower room and opening into

Shower room

Fitted shower cubicle with rainfall shower head over, low flush w/c, pedestal wash hand basin with tiled splash back, heated towel rail, part tiled surround and tiled floor, velux window, cupboard with plumbing and space for washing machine

Inner hallway

With fitted carpet, gas central heating thermostat and doors to

Open plan living

Kitchen

Fitted with high gloss base units, ample work surface space, stainless steel sink and drainer unit, electric oven, 4 ring electric hob and extractor over, fitted island with work surface space, breakfast bar and drawer space, integrated appliances to include fridge and dishwasher, cupboard housing the gas central heating boiler, two ceiling lights, velux window, wood effect flooring.

Living/dining area

With wood effect flooring, radiator, double glazed window and ceiling light point

Bedroom 1

With fitted carpet, radiator, ceiling light point, double glazed window, power points and TV aerial point

Bedroom 2

Fitted carpet, radiator, double glazed window and ceiling light point

Outside

The flat is approached via electric gates and a coded pedestrian access, there is an allocated parking space with bin store and bike store.

Services

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

Outgoings

Council tax band A - payable 2024/25 £1553

Water and drainage - rates are payable/metered supply.

Tenure & possession

Leasehold with a 99 year lease commencing from 2019 (94 years remaining).

Serviced charge £75pcm.

Ground rent £50pa.

Each apartment owns a share of the freehold and one share in the management company.

Directions

Proceed through the City of Hereford along St Owen Street, continue to the end heading over the traffic lights towards Ledbury Road and the entrance for St James Court is situated just a short distance down on the right hand side.

Viewings

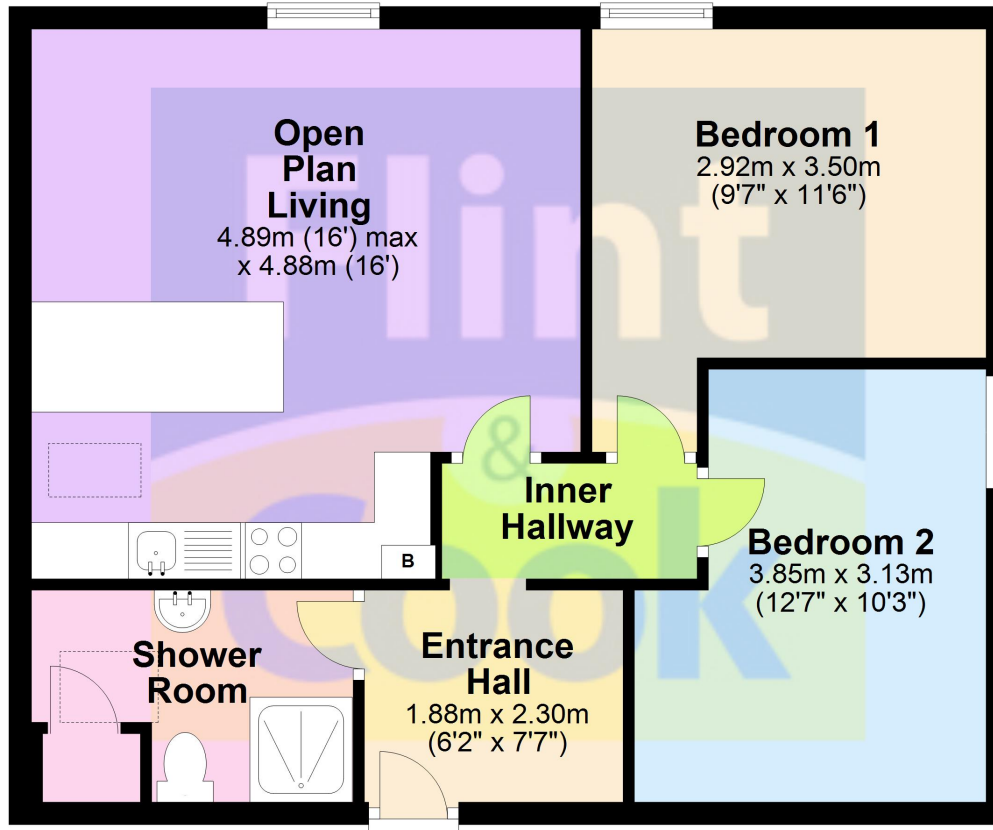
Strictly through the Agent, Flint & Cook, 01432 355455.

Money laundering regulations

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

Ground Floor

Approx. 58.3 sq. metres (627.7 sq. feet)



Total area: approx. 58.3 sq. metres (627.7 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	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			