

FOR
SALE



enoTech
Motor Services Ltd
01432 267 427



Apartment 4, 43 Catherine Street, Hereford HR1 2DU

£110,000 - Leasehold

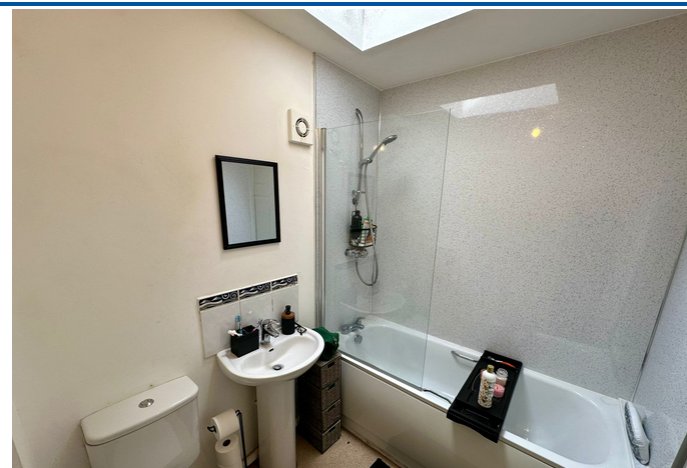
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Occupying a convenient central location within easy walking distance of Hereford City centre, a 1/2 bedroom first 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 and we recommend an internal inspection. In more detail, the accommodation comprises:-

POINTS OF INTEREST

- *Convenient central location*
- *1/2 Bedroom first floor apartment*
- *Open plan living room/kitchen*
- *Gas central heating & double glazing*
- *Ideal for first time buyer/investment*
- *No onward chain*



ROOM DESCRIPTIONS

Ground floor Communal Entrance Door

With stairs leading up to the

First floor landing

With Apartment 4 entrance door to the

Open plan Living Room/Kitchen

Living area with fitted carpet, radiator. Kitchen area with range of wall and base units, single drainer sink unit with mixer tap over, ample worksurfaces, wall mounted gas central heating boiler, built-in oven and hob with cookerhood over, space for upright fridge/freezer, space and plumbing for washing machine and tumble dryer, double glazed window.

Bedroom 1

Fitted carpet, radiator, double glazed window.

Bedroom 2/Sitting Room

Fitted carpet, radiator, Velux rooflight.

Bathroom

Suite comprising bath with shower unit over, pedestal wash hand-basin, low flush WC, radiator, Velux rooflight.

Outside

There is a communal cycle storage area and bin store.

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 - metered supply.

Tenure & possession

Leasehold – 99 years lease commenced 2007? Service charge - £140.00 per annum (TBC)

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 east out of Hereford City along Newmarket Street, turning left at the traffic lights onto Widemarsh Street and then turn 1st right into Catherine Street.
What3words - volunteered.begun.pass

Ground Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



Total area: approx. 40.1 sq. metres (431.7 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	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			