

Harper Court, Flat 1 Old Mill
Hereford HR4 0AR

£125,000



- No onward chain • Ground floor one bedroom apartment • Allocated parking • Walking distance from City centre • Communal garden.

OVERVIEW

Offering retirement or young person accommodation, within easy walking distance of Hereford City. A ground floor, purpose built, one bedroom apartment benefitting from gas central heating and double glazing. The property also enjoys communal garden area, allocated parking, and is offered for sale with no onward chain.

Situated within walking distance to the City centre itself, which offers city amenities including eateries, shops, supermarkets, entertainment, schools, cultural interests in the Cathedral and theatre, hospital, railway and riverside walks.

In more detail the property comprises:

Large Canopy Porch

Double glazed door leads to:

Communal Entrance Hall

Personal front door giving access to:

Flat Number One

Hallway

With wood effect flooring, radiator, and power points.

Door to:

Living Room

6.59m x 3.27m (21' 7" x 10' 9")

With two large double panelled radiators, window with outlook to side, double glazed door giving direct access to the communal garden, coving, and power points.

Kitchen

2.15m x 2.41m (7' 1" x 7' 11")

Having a range of units comprising single drainer sink unit, drawers and cupboards below, 4 burner gas hob, built-in double oven

below, stainless steel extractor canopy over, working surfaces with drawers and cupboards. Built-in fridge and freezer, pantry style unit with shelving, wall mounted Valant gas fired boiler serving domestic hot water and central heating, further eye level store cupboards, double glazed window with outlook to the rear, ceramic tiled floor and radiator.

Bedroom 1

3.72m x 2.87m (12' 2" x 9' 5")

With wood effect flooring, radiator, fitted double wardrobe cupboard with hanging rail, window with outlook to the rear garden.

Bathroom

With white suite comprising panelled bath, with shower attachment over, tiled surround, pedestal wash hand basin, low flush WC, ceramic tiled floor, wall mounted glass fronted medicine cabinet, ladder style radiator/towel rail, and inset ceiling downlighters.

OUTSIDE

The property is approached from a communal entrance hall, with flat one being a ground floor apartment. A tarmacadamed driveway down the side of the apartments leads to the parking at the rear where there is an allocated space for number one, plus an additional visitors space. Directly to the rear of apartment number one there is a communal garden area for all the apartments being laid to lawn, with ornamental trees and the ground floor flats have a particular advantage with doors giving direct access onto this area.

GENERAL INFORMATION

Tenure

Leasehold. With approximately 104 years remaining. Service charge £95.pcm.

Services

All mains services are connected to the property

Outgoings

Council tax band 'A'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

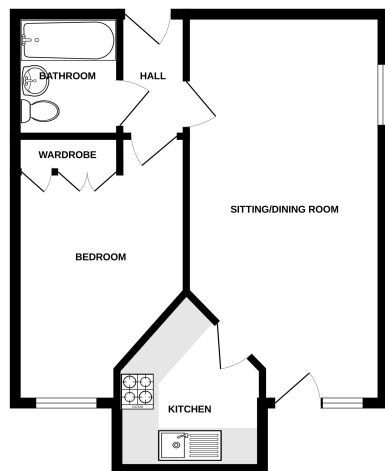
Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA - 456 sq.ft. (42.3 sq.m.) approx.
drawn with hampage 10/04

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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