

FOR  
SALE



Flint  
&  
Cook

Flat 1, 44 Chandos House, St Owen Street, Hereford HR1 2PR

£90,000 - Leasehold

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## PROPERTY SUMMARY

A conveniently situated first-floor apartment in the heart of Hereford City centre, within walking distance of all central amenities. The property, which is in need of improvement, provides ideal first-time buyer/investment accommodation and is offered for sale with No Onward Chain.

## POINTS OF INTEREST

- *First floor apartment*
- *City centre location*
- *1 Bedroom*
- *No onward chain*
- *ideal first time buyer/investor*
- *Electric heating*



## ROOM DESCRIPTIONS

### **Communal entrance door**

Staircase to the

### **First floor Entrance Hall**

Wood-effect flooring, door to

### **Bedroom**

Carpet, single-glazed window to front.

### **Living room**

Carpet, electric wall heater, single-glazed window to front, door to

### **Inner lobby**

Airing cupboard with hot water cylinder, and door leading to the

### **Kitchen**

Vinyl floor covering, range of base and wall units with worksurfaces, 4-ring electric hob, integrated electric oven, sink and drainer unit, space with plumbing for washing machine, single-glazed window to rear.

### **Shower room**

Vinyl floor covering, corner shower cubicle with electric shower unit, low flush WC, pedestal wash hand basin, ladder-style towel/radiator.

### **Services**

Mains electricity, water and drainage are connected Water and drainage rates are payable. Electric heating.

### **Outgoings**

Council tax band A, payable 2024/25 £1538.23.

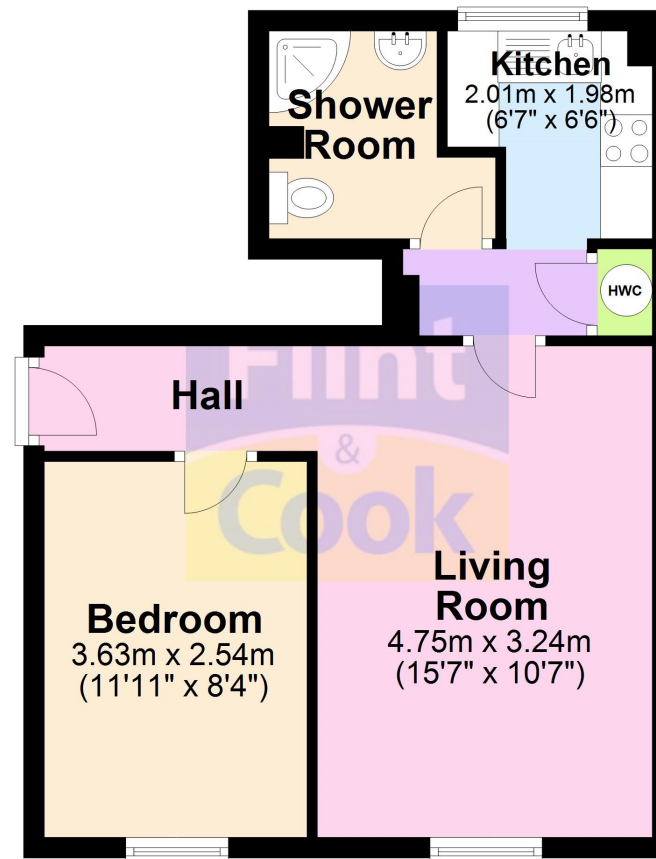
Service charge and leasehold information to be confirmed.

### **Money laundering regulations**

Prospective purchasers are asked to provide identification and address verification, and proof of funds at the time of making an offer.

## First Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



Total area: approx. 37.7 sq. metres (406.0 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>		78
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		