

FOR
SALE



5 St Owen Court, Mill Street, Hereford HR1 2NT

£69,500 - 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 purpose built, over 55s ground floor studio flat offering ideal retirement accommodation. The property is offered for sale with no onward chain and we recommend an internal inspection.

POINTS OF INTEREST

- Convenient central location
- Purpose built ground floor studio flat
- Bed/Sitting room, kitchen and shower
- Over 55s only
- Communal garden and parking
- No onward chain



ROOM DESCRIPTIONS

Communal Entrance Hall

Accessed through communal doors from both the side and front of the property the entrance hall leads on to the

Reception Hall

With fitted carpet, wall mounted electric heater, coat hooks, emergency alarm systems and door to the

Shower Room

With suite comprising a walk in shower with seat, hand rail and electric shower unit, low flush WC, wash hand basin, mirror fronted medicine cabinet, electric heater, a further hand rail, laminate flooring, partially tiled wall surround and an airing cupboard.

Bed/Sitting Room

With laminate flooring, wall mounted electric heaters, 2 double glazed windows to the front aspect, hand rail, emergency pull cord and door to the

Kitchen

With a single drainer sink unit and mixer tap over, wall and base cupboards, work surfaces with splash backs, space for appliances, double glazed window with blind, laminate flooring.

Outside

The property stands in well maintained communal gardens with a communal car park to the rear.

Agent's Note

1. There is a 99 year lease from March 2005 leaving 78 years to run.
2. The service charge is £446 per quarter.

Services

Mains water, electricity, drainage are connected.

Outgoings

Council tax band A - £1,619 payable for 2025/2026

Water and drainage rates are payable.

Service charge £446 every three months.

Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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



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