

FOR
SALE



Flint
&
Cook

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

£90,000 - Leasehold

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

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.

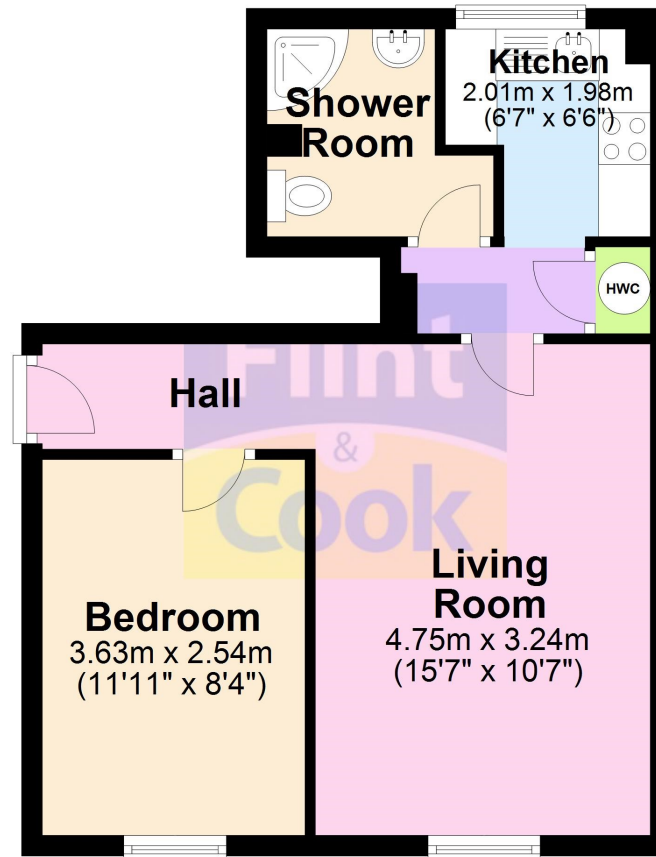
Service charge and leasehold information to be confirmed.

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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	58	78
England, Scotland & Wales		
EU Directive 2002/91/EC		