



**2 Whitby House  
Commercial Street  
Hereford  
HR1 2EH**

**Offers in Excess of £92,000**

**bettermove**

# Commercial Street Hereford

Bettermove are proud to present this 1 bedroom Flat in Hereford available with no forward chain.

The property benefits from double glazing, electric heating throughout and has ample on street parking available nearby. The council tax band is A.

This is a leasehold property with 250 years from 2019 on the lease; the ground rent is £225 per annum and the service charge is £212 per month.

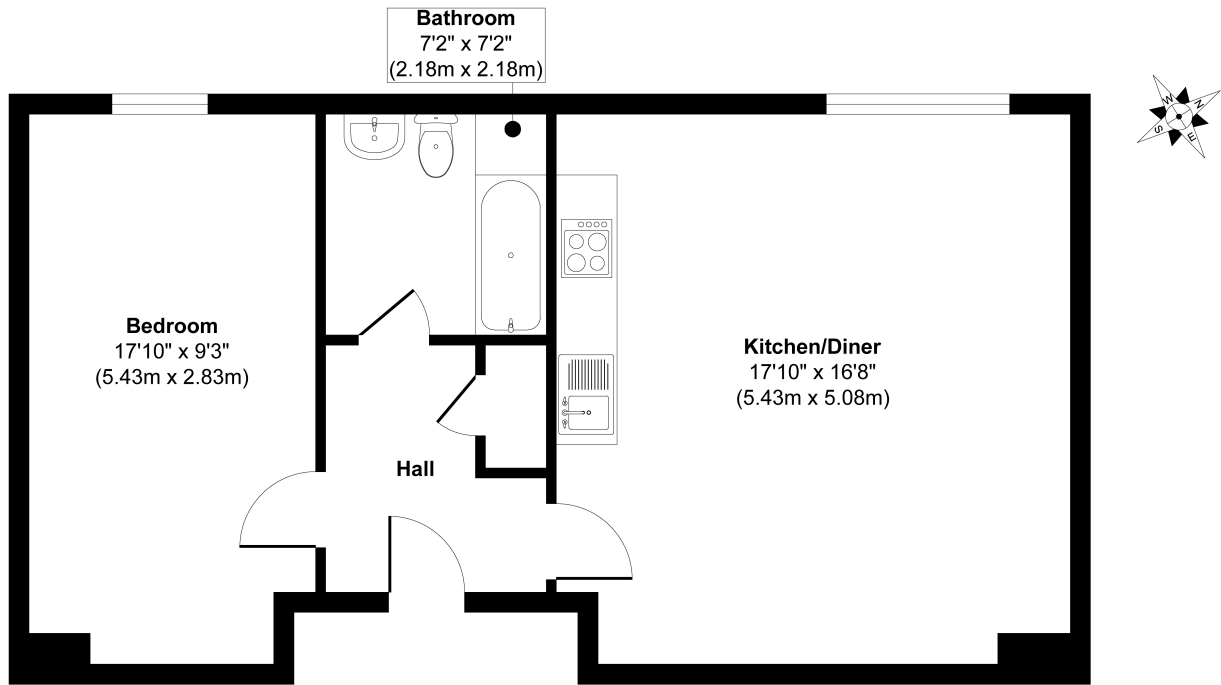
The interior of this property comprises a spacious and open plan living room with the fitted kitchen, one double bedroom and the bathroom located on the first floor of the building.

Located in the heart of Hereford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Hereford Train Station, the A19 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.







**Floor Plan**

**Approx. Gross Internal Floor Area 576 sq. ft / 53.59 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	59
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	



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