

FOR
SALE



7 Kings Acre Mews, Over Ross Street, Ross-on-Wye, Herefordshire HR9 7AS

£140,000 - Leasehold

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

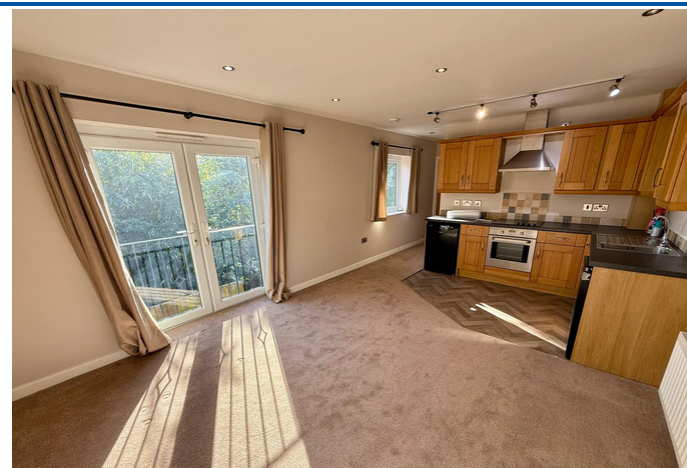
PROPERTY SUMMARY

This superb first floor apartment is conveniently located just a short distance from the town centre and is well placed for access to a range of educational, recreational and shopping amenities together with an adjoining public car park with season tickets available.

Kings Acre Mews is an exclusive development of just 8 properties accessed via a gated entrance, constructed approximately 15 years ago by a local developer. Number 7 has been upgraded with a high quality fitted bathroom and is well presented with double glazing and has central heating. Ideal for first time buyers, retirement or as an AirBnb style investment ,with a lockable storage shed and enclosed and private courtyard style garden we highly recommend an inspection.

POINTS OF INTEREST

- *first floor apartment*
- *1 Bedroom*
- *Private garden*
- *Gas Central Heating & Double Glazing*
- *Mews style development*
- *Close to town centre*



ROOM DESCRIPTIONS

Open Plan Kitchen / Living Room

With double doors to a Juliet balcony with a further window, radiator, down lighters. The kitchen area is fitted with a range of oak style base and wall mounted units with work surfaces, tiled splash backs, sink unit, plumbing for dishwasher, space for a fridge, built in electric oven ,4 ring hob, extractor hood.

Hall

Central heating programmer ,window

Bedroom

With radiator and window

Bathroom

With high quality fittings comprising a shower bath with mains over head and hand held fitments, glazed screen, mixer tap, wash hand basin with cupboards under , WC, ladder style radiator, wall mounted sensor touch mirror, cupboard housing the central heating boiler, down lighters extractor fan.

Outside

There is a communal entrance with lockable storage shed and staircase leading to the front entrance with rubberised matting. Lower access via a gate to the enclosed private garden area with a patio, retaining wall and numerous shrubs.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band B - £1,862.97 payable 2024/2025
Water and drainage - rates are payable.

Agents Note

There is no formal parking with the property but adjoining is the Kings Acre upper car park within which a season ticket for parking can be purchased.

There is no ground rent or services charges.

Viewings

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

Tenure & Possession

Leasehold with 98 years remaining.

Vacant possession on completion.

Share of the Freehold.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Directions

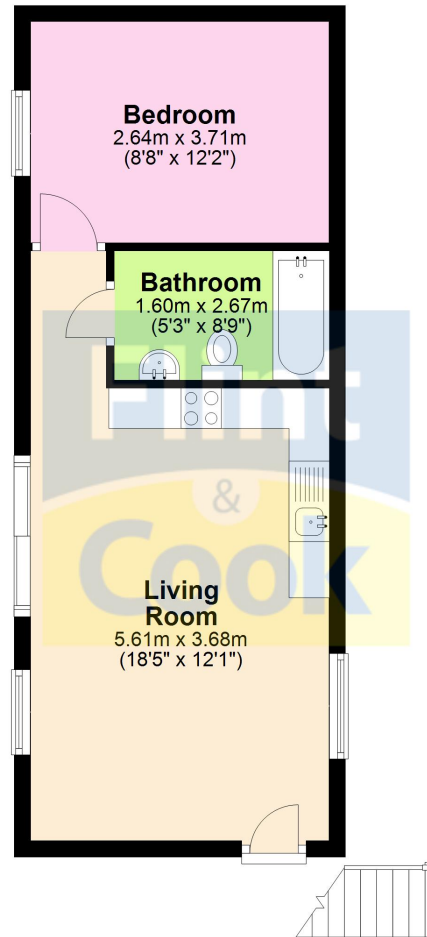
From Broad Street continue down to the Five Ways junction and proceed straight over where the property will be found on the right hand side, before the entrance to the car park.

Money Laundering Regulations

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

First Floor

Approx. 34.1 sq. metres (367.4 sq. feet)



Total area: approx. 34.1 sq. metres (367.4 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		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		