

FOR  
SALE



6 Harper Court Old Mill Close, Hereford HR4 0AR

£150,000 - Leasehold



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## PROPERTY SUMMARY

Situated in this convenient central location just a short walk from Hereford City centre, a 2 bedroom second floor apartment providing ideal first time buyer/investor accommodation and being offered For Sale with no onward chain. The property has the added benefit of gas central heating, double glazing, allocated parking and has access to a communal garden.

## POINTS OF INTEREST

- *Second Floor Apartment*
- *Modern, purpose-built*
- *2 Bedrooms*
- *Gas central heating & double glazing*
- *Convenient central location*
- *Ideal first time buyer/ investor accommodation*
- *Allocated parking*
- *No onward chain*



## ROOM DESCRIPTIONS

### **Communal Entrance Hall**

With telephone door entry system and stairs leading up to the second floor.

### **Entrance door into Apartment 6 Hall**

Mat-well, fitted carpet, smoke alarm, radiator, telephone entry system, loft hatch, useful storage cupboard with fitted shelving and fusebox, gas central heating thermostat and doors to

### **Bedroom 1**

Fitted carpet, radiator, TV aerial point and double glazed window to the front aspect.

### **Bedroom 2**

Fitted carpet, radiator and double glazed Velux window to the front aspect.

### **Bathroom**

White suite comprising panelled bath with mains fitment shower over, glass screen and tiled surround, pedestal wash hand-basin with tiled splashback, low flush WC, heated towel rail, tiled floor, extractor, recessed spotlighting and opaque double glazed window.

### **Spacious Living/Dining Room**

Fitted carpet, 2 radiators, 3 double glazed windows (2 to the side and 1 to the rear aspect), smoke alarm and door into the

### **Kitchen**

Fitted with matching wall and base units and ample worksurfaces, tiled splashbacks, stainless steel sink and drainer, integrated electric oven with 4-ring gas hob, extractor hood, integrated washing machine, integrated fridge/freezer, wall mounted gas fired central heating boiler, recessed spotlighting and double glazed window to the rear aspect.

### **Outside**

To the rear of the property there is a communal garden which is laid to lawn and enclosed by fencing and there is an allocated parking space designated to Apartment 6.

### **Services**

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

### **Outgoings**

Council tax band A - payable 2024/25 £1538.23

Water and drainage - metered supply.

### **Money laundering regulations**

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

### **Viewing**

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

### **Directions**

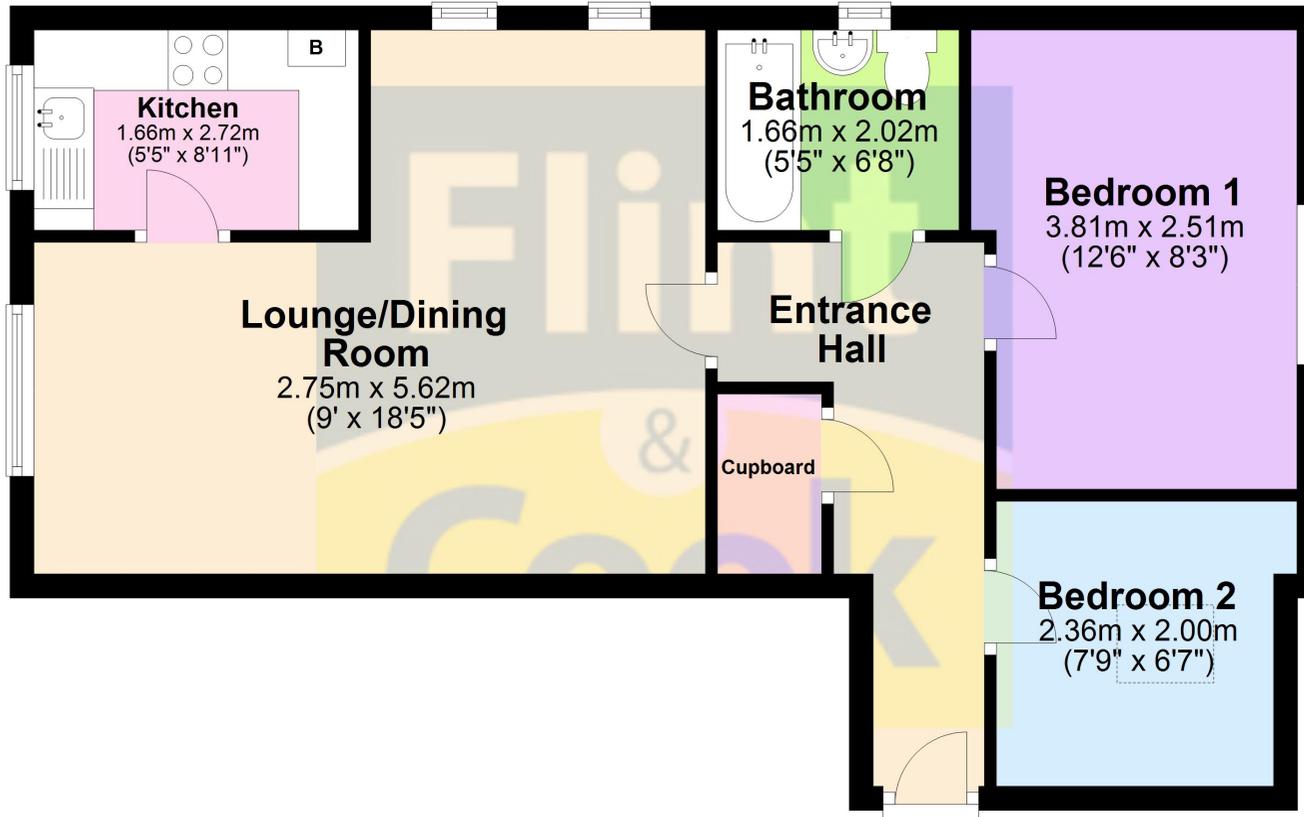
From Greyfriars Bridge in Hereford city centre proceed north and at the traffic lights turn left into Barton Road, then after 30 yards turn right into Friar Street. Continue 250 yards then turn left into Old Mill Close. Harper Court will be found about 100 yards along on the left-hand side.  
What3words - either.decay.libraries

### **Tenure & Possession TBC**

Leasehold with approximately 75 years remaining. Service charge & ground rent payable - £95.00 per calendar month. Vacant possession upon completion.

# Ground Floor

Approx. 53.5 sq. metres (576.0 sq. feet)



Total area: approx. 53.5 sq. metres (576.0 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>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
	75	79
England, Scotland & Wales		