

FOR  
SALE



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

£110,000 - Leasehold

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

## PROPERTY SUMMARY

Recently renovated first floor apartment in an attractive Grade II Listed building within walking distance of the historic city centre of Hereford, with all amenities within close reach.

The property briefly comprises open-plan kitchen/living room, bedroom and shower room, and is offered for sale with No Onward Chain. Ideal for investment or first-time purchase.

## POINTS OF INTEREST

- *Newly renovated*
- *First floor apartment*
- *Grade II Listed Building*
- *Open-plan living accommodation*
- *Bedroom and shower room*
- *Recently extended lease*
- *Close to city centre*
- *Ideal investor/first-time buyer*
- *No onward chain*



## ROOM DESCRIPTIONS

### **Communal entrance hall**

Stairs leading to first floor landing with entrance door to Apartment 2.

### **Entrance hall**

Laminate flooring, door to

### **Open-plan kitchen/living room**

Laminate flooring, 2 single-glazed sash windows, feature fireplace, modern wall and base units, 1 1/4 bowl sink unit with mixer tap, wood-effect worktops, integrated 4-ring electric hob with fan-assisted electric oven below and extractor above, additional worktop with storage cupboards beneath, electric storage heater.

### **Shower room**

Tiled floor, single-glazed sash window to front, low flush WC, pedestal wash hand basin with tiled splashback, walk-in shower cubicle with sliding doors and electric shower fitment, space for washing machine, recess with fitted shelving, additional store cupboard containing the hot water tank, ladder-style heated towel rail/radiator.

### **Bedroom**

Fitted carpet, electric storage heater, single glazed sash window to front.

### **Services**

Mains water, drainage and electricity are connected. Electric storage heating.

### **Outgoings**

Council tax band A, payable 2024/25 £1528.23. Service charge £70 per month. Water and drainage rates are payable.

### **Tenure**

Leasehold - Lease with 149 years remaining

### **Viewing**

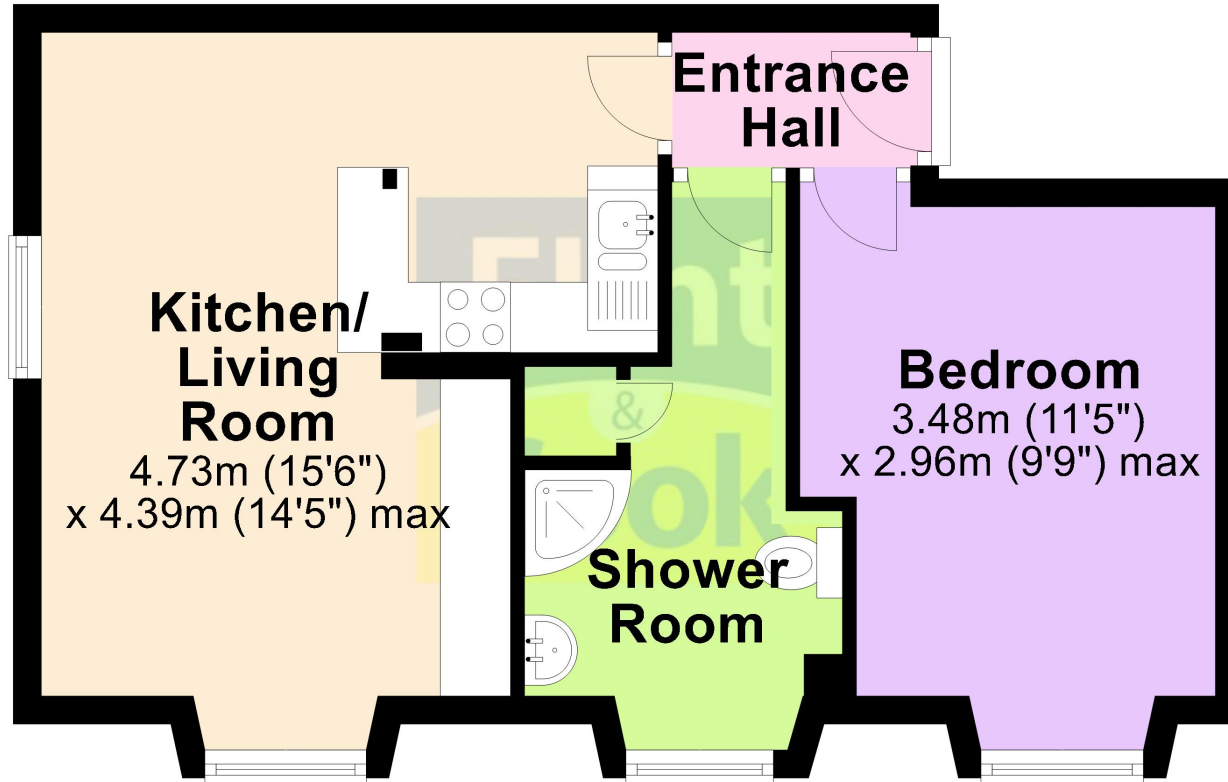
Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

### **Money laundering regulations**

Prospective applicants are required to provide address verification, identification and proof of funds at the time of making an offer.

# First Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



Total area: approx. 38.3 sq. metres (411.8 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>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

