

FOR
SALE



5, Pomona Court, Pomona Place, Hereford HR4 0EF

£159,950 - Leasehold



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

PROPERTY SUMMARY

Situated a short walk from Hereford city centre an immaculately presented two bedroomed first floor flat offering ideal first time buyer / investment accommodation.

The property has two bedrooms, open plan living space, two bathrooms, allocated parking, electric heating and we highly recommend an internal inspection.

POINTS OF INTEREST

- *2 bedroom, 2 bathroom flat*
- *Immaculately presented throughout*
- *Allocated parking*
- *Walking distance to the city centre*



ROOM DESCRIPTIONS

Ground Floor

With intercom system and entrance door leading into the communal entrance hall and stairs leading up to the first floor.

Entrance Hall

With double glazed window, telephone entry system, recessed spotlights, smoke alarm, fitted carpet and space for shoe and coat storage.

Open Plan - Living / Kitchen / Dining / Space

Living room with carpet, recessed spot lights, 2 double glazed windows, electric heater and opening into the kitchen.

An immaculately presented modern kitchen with matching wall and base units, ample work surface space, stainless steel 1 and 1/2 bowl sink unit, all integrated appliances which include an electric oven, induction hob with extractor over, fridge/freezer, dishwasher and washer/dryer, recessed spotlighting, vinyl flooring, double glazed window and tiled splash backs.

Bedroom 1

With fitted carpet, electric heater, double glazed window, ceiling light point and door into the ensuite shower room, which has a fitted shower cubicle and mains fitment shower head over, tiled surround, glass bi-folding door, low flush WC, pedestal wash hand basin with tiled splash back, vinyl flooring, heated towel rail and extractor fan.

Bedroom 2

With fitted carpet, electric heater, double glazed window, ceiling light point and double wardrobe with sliding doors.

Bathroom

With three piece suite comprising panelled bath with mains fitment attachment over, part tiled surround, low flush WC, pedestal wash hand basin with tiled splash back, vinyl flooring, cupboard housing the hot water cylinder, extractor, heated towel rail and ceiling light point.

Outside

There is an allocated parking space for one vehicle.

Services

All services are mains with electric heating

Outgoings

Service Charge £650.00 per 6 months.

Ground rent £255 per annum.

Council tax band B - £1,794.59 payable 2024/2025

Water and drainage - rates are payable.

Tenure & Possession

Leasehold - with 107 years remaining

Vacant possession on completion.

Directions

From Hereford city centre proceed along Whitecross Road taking the left hand turning at the second set of traffic lights towards Sainsburys, at the mini roundabout take the second exit right, then take the first right towards towards the cider museum, follow the road round to the left and Pomona Court is situated directly ahead of you

Viewing

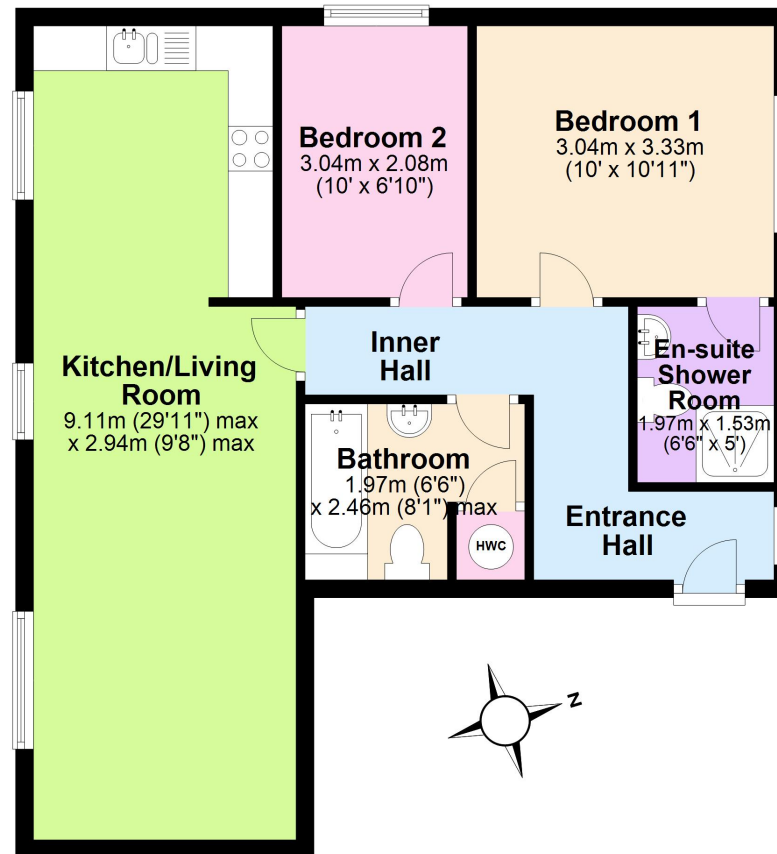
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455

Money Laundering Regulations

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

Floor Plan

Approx. 60.0 sq. metres (645.3 sq. feet)



Total area: approx. 60.0 sq. metres (645.3 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

5 Pomona Court, Pomona Place, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		