

FOR  
SALE



Apartment 6, 3 Nelson Street, Hereford HR1 2NZ

£110,000 - Leasehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

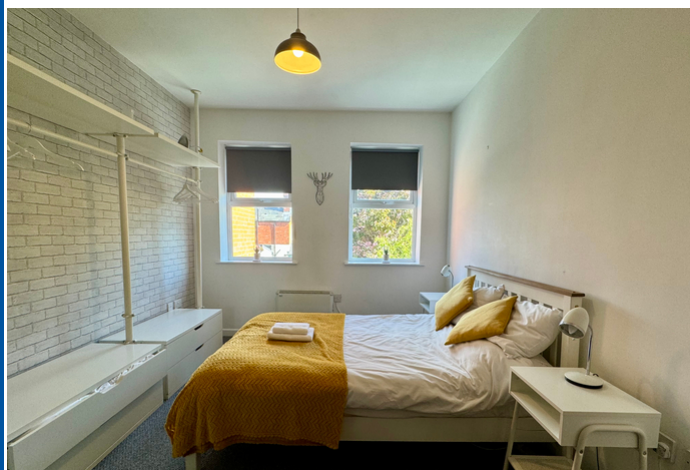


## PROPERTY SUMMARY

Situated in this popular residential location, a well presented studio apartment offering ideal first time buyer/investor accommodation. The property is currently being utilised as a successful Airbnb with the added benefit of a convenient central location, electric heating, double glazing and can be offered For Sale on a furnished basis. We highly recommend an internal inspection.

## POINTS OF INTEREST

- *Popular residential location*
- *First Floor Apartment*
- *Ideal first time buyer/ investor accommodation*
- *Well presented throughout*
- *No onward chain*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Ground floor Communal Entrance Hall

With postbox and stairs leading up to the first floor and

### Apartment 6

With entrance door leading into the

### Open plan Living Space

Telephone entry system, fusebox, smoke alarm, electric heater, fitted carpet and opening into the

### Bedroom Area

With steps leading down with fitted carpet, electric radiator and 2 double glazed windows with fitted blinds to the rear aspect.

**Off the Living Area, there is a door to the**

### Shower Room

Suite comprising double width shower cubicle with tiled surround and electric shower over, glass sliding door, low flush WC, pedestal wash hand-basin with tiled splashback, extractor, vinyl flooring, electric heater and electric towel rail and built-in storage cupboard.

### Kitchen

Fitted with matching wall and base units, ample worksurfaces, tiled splashback, stainless steel sink and drainer, integrated electric oven and electric hob with extractor over, under-counter space for washing machine and fridge (can be included), extractor, smoke alarm, vinyl flooring and electric radiator.

### Agent's Note

1. The property can be offered For Sale on a furnished/unfurnished basis.

1. The property is currently being utilised as an Airbnb and records can be provided to show running costs.

### Tenure & Possession

Leasehold - 999 years commenced 31st July 2007

Vacant possession on completion.

### Services

Mains water, electricity and drainage are connected.

Telephone (subject to transfer regulations). Electric heating.

### Outgoings

Council tax band A - payable 2024/25 £1538.23

Water and drainage - rates are payable/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

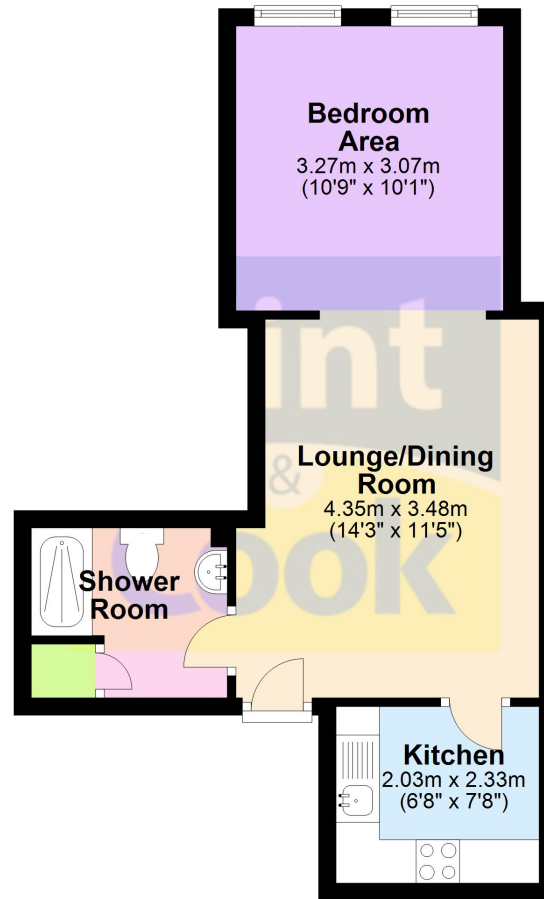
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Directions

What3words - muddy.motel.unwanted

## Ground Floor

Approx. 34.2 sq. metres (368.4 sq. feet)



Total area: approx. 34.2 sq. metres (368.4 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+)	<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			
		69	80
England, Scotland & Wales			
		EU Directive 2002/91/EC	