

FOR  
SALE



Flat 2, 3 Breinton Road, Hereford HR4 0JU

£135,000 - Leasehold

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



## PROPERTY SUMMARY

Situated just a short walk from Hereford City Centre, a well presented one bedroom ground floor apartment offering ideal first time buyer/ investor accommodation. The property benefits from a private garden, allocated parking space, gas central heating, double glazing and we highly recommend a viewing. The property also benefits from being sold with no onward chain.

## POINTS OF INTEREST

- *Double glazing, gas central heating*
- *Convenient central location*
- *Enclosed private garden & allocated parking*
- *Ideal first time buyer/ investor accommodation*
- *No onward chain!*
- *One bedroom ground floor apartment*



## ROOM DESCRIPTIONS

### Ground floor

With entrance door leading into

### Kitchen

A modern fitted kitchen with matching wall and base units, ample work surface space, sink and drainer unit with tiled splash back, 4 ring electric hob with extractor over and electric oven below, integrated slimline dishwasher, under counter space for washing machine, space for freestanding fridge/freezer, cupboard housing the gas central heating boiler, double glazed window, radiator, wooden flooring and double glazed door.

### Inner hallway

### Bedroom

With fitted carpet, ceiling light point, ample space for wardrobes, radiator and double glazed window.

### Bathroom

Three piece white suite comprising panelled bath with mains fitment rainfall shower head over, vanity wash hand basin with storage below, low flush w/c, chrome heated towel rail, tiled surround and floor.

### Living Room

A large light and airy space with ample space for both living and dining, with wooden flooring, ceiling light point, smoke alarm, radiator and double glazed window overlooking the rear garden.

### Garden

Approached via a wooden gate with concrete steps leading down from the roadside to a concrete patio area with the remainder of the garden laid to lawn and enclosed by fencing.

### Agents note

Leasehold with 107 years remaining on the lease.

Service Charge £200 per annum, Ground Rent £15 per annum

### Directions

From the Flint & Cook office, proceed straight from King Street to the traffic lights heading straight over onto Barton Road, proceed over the bridge and the property is immediately on the left hand side after the turning for Broomy Hill.

### Services

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

### Outgoings-

Council tax band A

Water and drainage rates are payable.

### Viewings-

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations-

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

## Ground Floor

Approx. 52.2 sq. metres (562.1 sq. feet)



Total area: approx. 52.2 sq. metres (562.1 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>	73	76	
(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			
England, Scotland & Wales			
			EU Directive 2002/91/EC