



Ground Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



Total area: approx. 45.2 sq. metres (486.6 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



www.flintandcook.co.uk



17 Jamieson Court Melrose Place Hereford HR4 0EJ

£125,000

- Convenient central location
- Over 55's retirement apartment
- Modernised throughout
- Double glazing, electric heating
- First Floor, 2 bedrooms
- Must be viewed!

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17 Jamieson Court Melrose Place Hereford HR4 0EJ

Situated within easy walking distance of Hereford City centre, a recently renovated and modernised 2 bedroom first floor retirement flat.

The property has the added benefit of **electric heating, double glazing, 2 bedrooms, a modern fitted kitchen and bathroom and we recommend an internal inspection.**

Hereford City centre is within easy walking distance and there is also a range of amenities available nearby including doctors surgery, Sainsburys supermarket, riverside walks, hairdressers, shop and daily services. In more detail, the accommodation comprises:-

First floor

Entrance door through to the

Reception Hall

Fitted carpet, wall mounted electric heater, built-in airing cupboard, large store cupboard with electric light, coat hooks, hanging rail, access hatch to loft space with pull-down ladder and door to the

Lounge

A light and airy room with fitted carpet, wall mounted electric heater, 2 double glazed windows enjoying a pleasant outlook, TV aerial and telephone points and door entry system.

Kitchen

A recently re-fitted and modernised kitchen with matching wall and base units, ample worksurfaces with tiled splashbacks, a single drainer sink unit, space and plumbing for washing machine and slimline dishwasher, 4-ring electric hob, electric oven with extractor hood over, space for an upright fridge/freezer, double glazed window.

Bedroom 1

Fitted carpet, electric heater, double glazed window.

Bedroom 2

Wall mounted electric heater, double glazed window and fitted carpet.



Bathroom

A recently re-fitted and modernised suite with double length walk-in shower with electric shower over, low flush WC, pedestal wash hand-basin, double glazed window and electric heater.

Outside

The property stands in well-maintained communal gardens and there is residents parking available on a "first come, first served" basis.

General information

Services

Mains water, electricity and drainage are connected.

Telephone (subject to transfer regulations).
Electric heating.

Outgoings

Council tax band B - payable 2023/24 £1712.95
Water and drainage - metered supply.

Tenure & possession

Leasehold with 143 years remaining Service charge £176 per calendar month (includes ground rent) – vacant possession on completion.

Directions

From the Flint & Cook office in Broad Street, proceed by foot or car along King Street and continue into St Nicholas Street, turning right at the traffic lights onto Victoria Street. At the next set of traffic lights, turn left into Eign Street and at the next set of traffic lights turn left towards Sainsburys supermarket and immediately right to Jamieson Court.

What3words - crowds.beard.means



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.

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

DR FC008222 June 2023 (1)

