

FOR
SALE



2 St Owen Court Mill Street, Hereford HR1 2NT

Asking Price £89,950 - Leasehold

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

PROPERTY SUMMARY

1 Bedroom ground floor apartment, over 55's retirement block, convenient central location, double glazing and electric heating, no onward chain, must be viewed.

POINTS OF INTEREST

- *1 Bedroom ground floor apartment*
- *Over 55's retirement block*
- *Double glazing, electric heating*
- *Convenient central location*
- *No onward chain*
- *Must be viewed!*



ROOM DESCRIPTIONS

Description

A superb ground floor apartment located in a modern purpose-built block which lies within easy reach of Hereford City centre and excellent local amenities specifically for those aged over 55. St Owen Court is managed by Green Accord and there is an alarm cord system linked to Hereford Community Care. The apartment has the added benefit of double glazing, a modern shower room, large living/dining room, bedroom with fitted wardrobes, communal gardens and parking. The whole is more particularly described as follows:-

Communal Entrance Hall

With a door entry phone system and door leading into

Apartment 2

Entrance Hall

Fitted carpet, smoke alarm, meter box, night storage heater, cupboard housing the hot water cylinder and doors to

Lounge/Dining Room

Fitted carpet, 2 double glazed windows to the rear aspect, electric heater, telephone entry system and door to

Kitchen

With matching wall and base units and ample worksurface space, tiled splashback, vinyl flooring, sink and drainer unit, integrated electric oven and hob with extractor over, space for washing machine and integrated fridge/freezer, electric heater and double glazed window to the side aspect.

Shower Room

Tiled floor, low level WC, wash hand-basin, mirrored storage cabinet, electric heater, double width shower with electric shower with glass sliding doors, extractor.

Bedroom

Fitted carpet, electric heater, double glazed window to the side aspect, built-in storage cupboard and triple fitted wardrobes.

Outside

There are communal parking spaces (not designated) and communal gardens.

Tenure & Possession

Leasehold with 81 years remaining Service charge £411 per quarter – vacant possession on completion.

Agents Note

There is an age occupancy and ownership restriction of 55 years and over.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Electric heating.

Directions

Proceed through the City of Hereford along St Owen Street, continue to the end and St Owen Court is situated on the right hand side just next to the traffic lights as indicated by the Agent's FOR SALE board.

Money Laundering Regulations

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

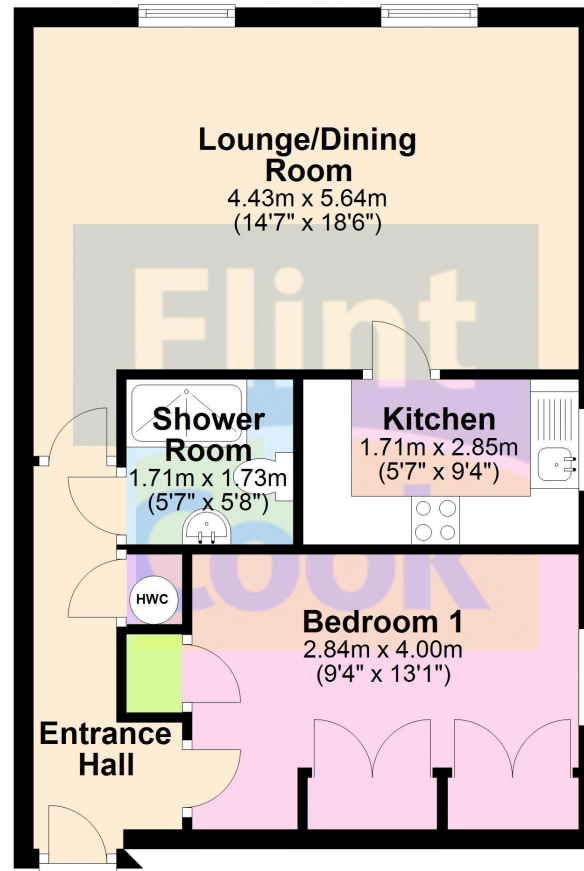
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm

Ground Floor

Approx. 46.9 sq. metres (504.9 sq. feet)



Total area: approx. 46.9 sq. metres (504.9 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+) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		