

FOR
SALE



Flat 4, 32 Margaret Allen House, Broomy Hill, Hereford HR4 0LH

£164,950 - Leasehold

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

PROPERTY SUMMARY

Elegant ground floor apartment close to the city centre with 1 bedroom, gas central heating, communal gardens, allocated parking. No onward chain. Viewing highly recommended.

POINTS OF INTEREST

- *Elegant ground floor apartment*
- *Close to City centre*
- *Gas central heating*
- *Communal gardens & allocated parking*
- *1 Bedroom*
- *No Onward Chain*



ROOM DESCRIPTIONS

Impressive Communal Entrance Hall

Feature tiled flooring.

Apartment 4 Entrance Hall

Fitted carpet, radiator, fuseboard, smoke alarm, telephone entry system.

Bedroom

Fitted carpet, radiator and 3 glazed sash windows.

Living Room

Feature high ceiling with glazed sash bay windows, fitted carpet, wall mounted radiator, gas fire and opening into the

Kitchen

Matching wall and base units and ample worksurfaces, stainless steel 1½ bowl sink and drainer unit, 4-ring gas hob and electric oven with extractor over, integrated washer/dryer, dishwasher and fridge and the Worcester Bosch gas central heating boiler.

Bathroom

Suite comprising P-shaped panelled bath with mains fitment shower over, pedestal wash hand-basin, low flush WC, heated towel rail, extractor and tiled floor.

Outside

There are communal gardens to the front and rear together with an allocated parking space and visitors parking. Bin-store and bicycle shed.

General Information

Services

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

Outgoings

Council tax band A - payable 2023/24 £1468.24
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.

Tenure & Service Charge

Ground Rent - £150 per annum
Service Charge - £980 per annum

Share of Freehold - Lease 987 years remaining.

Vacant Possession on completion

Ground Floor

Approx. 50.8 sq. metres (547.2 sq. feet)



Total area: approx. 50.8 sq. metres (547.2 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	74
England, Scotland & Wales		
EU Directive 2002/91/EC		