

FOR  
SALE



Flat 7 198 Whitecross Road, Hereford HR4 0DJ

Offers in Excess of £140,000 - Leasehold

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## PROPERTY SUMMARY

Situated in this popular residential location a short walk from the City centre, a spacious 1-bedroom flat with allocated parking, private garden, gas central heating, double-glazing and offering ideal first time buyer/investor accommodation. The property has the added benefit of being sold with No Onward Chain.

## POINTS OF INTEREST

- *One bedroom*
- *No onward chain*
- *Ideal first time buyer/ investor accommodation*
- *Allocated parking*
- *Private garden*
- *Duplex upper floor flat*
- *Must be viewed*



## ROOM DESCRIPTIONS

### **Communal entrance hall**

Stairs leading up to Flat 7.

### **Entrance hall**

Carpet, radiator, window to front, smoke alarm, fuseboard, carpeted stairs leading up.

### **Landing**

Carpet, Velux window, door to eaves storage, telephone entry point, doors to

### **Bedroom**

Carpet, radiator, window to front, small loft hatch, recessed spotlights, smoke alarm, large built-in double wardrobe.

### **Living room**

Carpet, radiator, window to side, recessed spotlights, smoke alarm, Hive central heating thermostat, door to bathroom, opening into the

### **Kitchen**

Matching wall and base units, worksurfaces, stainless steel sink and drainer, 4-ring gas hob with electric oven below and extractor over, window, extractor, tiled floor, space for washing machine and fridge, gas central heating boiler, radiator.

### **Bathroom**

Suite comprising panelled bath with mains shower fitment over, low flush WC and wash hand basin, heated towel rail, tiled floor, part-tiled surrounds, radiator, window, recessed spotlights, extractor.

### **Outside**

There is a small, private, courtyard area garden enclosed by fencing and brick walling with an array of plants and shrubbery and gravelled for low maintenance.

There is an allocated parking space.

### **Tenure**

Leasehold with 981 years remaining.

### **Outgoings**

Council tax band A payable 2023/24 £1468.24. Water and drainage rates are payable/metered supply.

Service charge £77 per month. Ground rent (tbc)

### **Money laundering regulations**

Prospective purchasers will be asked to provide identification and evidence of funds at the time of making an offer.

### **Directions**

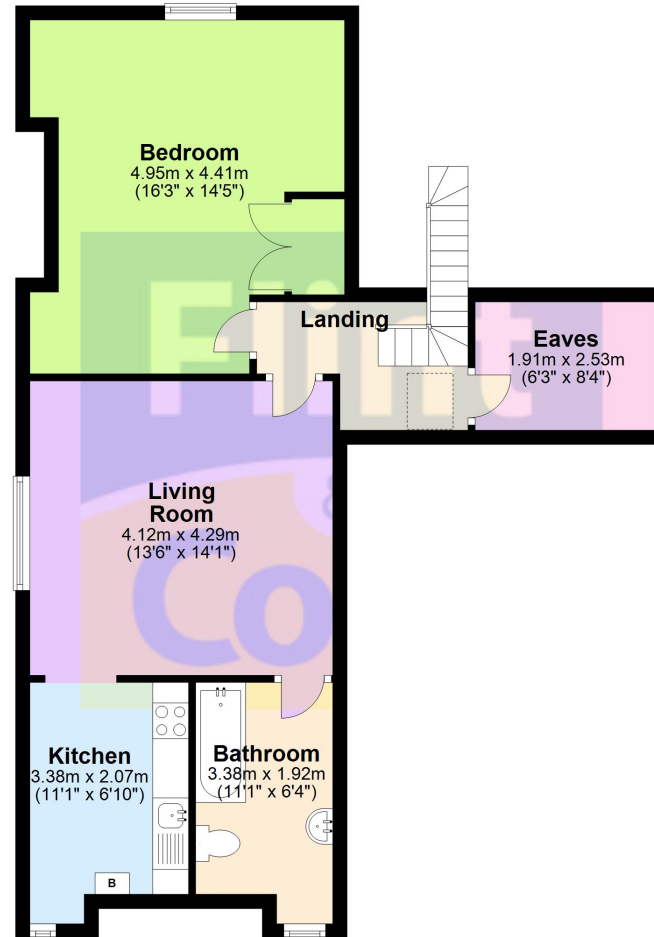
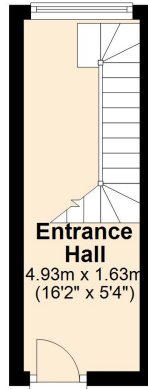
What3words/// dice.chain.crush

### First Floor

Approx. 60.6 sq. metres (652.8 sq. feet)

### Ground Floor

Approx. 8.0 sq. metres (86.3 sq. feet)



Total area: approx. 68.7 sq. metres (739.1 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>	75	77
(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			