

FOR
SALE



Prior Court Apartment 2, 15 Prior Street, Hereford HR4 9LB

£135,000 - Leasehold

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

PROPERTY SUMMARY

Occupying a convenient central location within easy walking distance of Hereford City centre, a well maintained 1 bedroom 1st floor apartment offering ideal first time buyer/investment accommodation. The property has the added benefit of double glazing, electric heating, modern kitchen and bathroom, private enclosed garden and to fully appreciate this property we recommend an internal inspection.

POINTS OF INTEREST

- *Convenient central location*
- *Well maintained 1 bedroom apartment*
- *Modern kitchen & bathroom*
- *Double glazing & electric heating*
- *Private enclosed garden*
- *Ideal for first time buyer/investment*
- *Must be viewed!*



ROOM DESCRIPTIONS

First floor entrance door through to the

Entrance Hall

Vinyl flooring, useful store cupboard with shelving and door to

Open-plan Living Room/Kitchen

Living room with fitted carpet, 2 wall mounted electric heaters, side window with vertical blinds. Kitchen area comprising 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, worksurfaces with splashbacks, side window with roller blind, vinyl flooring, built-in oven and hob with splashback and cookerhood over, space for refrigerator, space and plumbing for washing machine.

From the Kitchen, a door leads into the

Bathroom

Suite comprising P-shaped bath with shower unit over and glazed screen, pedestal wash-handbasin, low flush WC, vinyl flooring, wall mounted electric heater, window with roller blind, wall mirror and shaver light and point over.

Bedroom

Fitted carpet, windows to the front and side aspects with vertical blinds, wall mounted electric heater, space for wardrobes and walk-in wardrobe/store cupboard with electric light.

Outside

A communal pathway leads along the rear of the property to the private enclosed garden which has been landscaped for easy maintenance and all enclosed by high fencing to maintain privacy and with a paved patio area providing the perfect entertaining space. Although there is no off-road parking with the property, there is residents permit parking available in the street.

Agent's Note

The apartment is to be sold on a 999 year Lease and once all 3 apartments have been sold, it will then benefit from a share of the Freehold with service charge and ground rent to be confirmed in the future. Vacant possession upon completion.

Services

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

Viewing

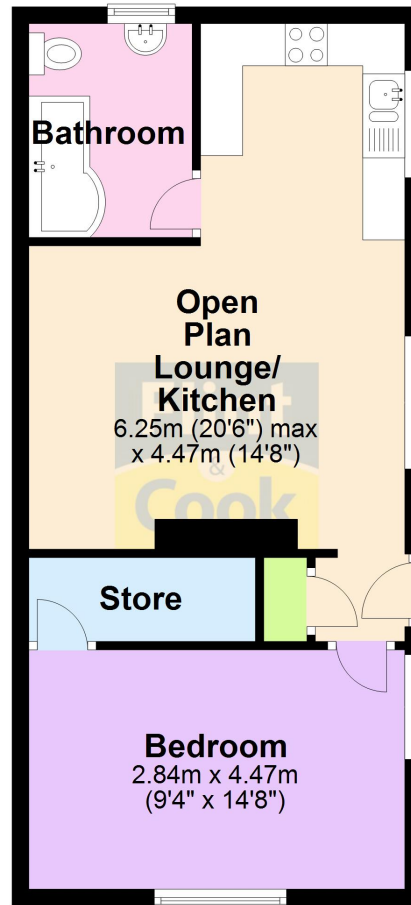
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - ship.expose.coffee

First Floor

Approx. 46.0 sq. metres (495.0 sq. feet)



Total area: approx. 46.0 sq. metres (495.0 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		75
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		