



APARTMENT 1, 43 CATHERINE STREET
HEREFORD HR1 2DU

£115,000
LEASEHOLD

Peacefully situated in this convenient central location, a purpose built 2 bedroom ground floor flat offering ideal first time buyer or investment accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, double glazing and we recommend an internal inspection.



APARTMENT 1, 43 CATHERINE

- Open Plan kitchen/living room
- Convenient central location.
- Ideal for first time buyer/investment
- Purpose-built ground floor flat
- 2 bedrooms
- No Onward Chain

Full Description

Peacefully situated in this convenient central location, a purpose built 2 bedroom ground floor flat offering ideal first time buyer or investment accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, double glazing and we recommend an internal inspection.

Reception Hall

With radiator, central thermostat and door to the

Communal Ground Floor Entrance Hall

With main entrance door through to the

Bedroom 1

With fitted carpet, double glazed sash style window, radiator, space for wardrobes.

Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

Open Plan Living Room/Kitchen

Living Room With 2 double glazed sash style windows, radiator. Kitchen With 1 1/2 bowl sink unit with mixer tap over, range of wall and base cupboards, work surfaces with tiled splash backs, wall mounted central heating boiler, space for upright fridge/freezer.

Bedroom 2

With fitted carpet, radiator, double glazed window.

Services

Mains water, electricity, drainage and gas are

connected. Gas-fired central heating.

Outgoings

Council tax band A - £1,619.24 payable for 2025/2026 Water and drainage rates are payable. Service charge - £140.00 per annum (TBC)

Bathroom

With suite comprising bath with hand grips and tiled wall surround, low flush WC, pedestal wash hand basin, double glazed window, ladder style towel rail/radiator, separate shower cubicle with glazed sliding doors.

Money Laundering Regulations

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

Agents Note

Leasehold – A new lease is being prepared with 125 years.

APARTMENT 1, 43 CATHERINE



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

EPC Rating: C Council Tax Band:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales
 22 Broad Street
 Hereford
 Herefordshire
 HR4 9AP

01432 355455
 hereford@flintandcook.co.uk
 flintandcook.co.uk

