



**5 ST OWEN COURT**  
**MILL STREET, HEREFORD HR1 2NT**

**£55,000**  
**LEASEHOLD**

Occupying a convenient central location within easy walking distance of Hereford city centre, a purpose built, over 55s ground floor studio flat offering ideal retirement accommodation. The property is offered for sale with no onward chain and we recommend an internal inspection.



- Convenient central location
- Bed/Sitting room, kitchen and shower
- Over 55s only
- Communal garden and parking
- No onward chain
- Purpose built ground floor studio flat

### Full Description

Occupying a convenient central location within easy walking distance of Hereford city centre, a purpose built, over 55s ground floor studio flat offering ideal retirement accommodation. The property is offered for sale with no onward chain and we recommend an internal inspection.

### Communal Entrance Hall

Accessed through communal doors from both the side and front of the property the entrance hall leads on to the

### Reception Hall

With fitted carpet, wall mounted electric heater, coat hooks, emergency alarm systems and door to the

### Kitchen

With a single drainer sink unit and mixer tap over, wall and base cupboards, work surfaces with splash backs, space for appliances, double glazed window with blind, laminate flooring.

### Bed/Sitting Room

With laminate flooring, wall mounted electric heaters, 2 double glazed windows to the front aspect, hand rail, emergency pull cord and door to the

### Shower Room

With suite comprising a walk in shower with seat, hand rail and electric shower unit, low flush WC, wash hand basin, mirror fronted medicine cabinet, electric heater, a further hand rail, laminate flooring, partially tiled wall surround and an airing cupboard.

### Outside

The property stands in well maintained communal gardens with a communal car park to the rear.

### Services

Mains water, electricity, drainage are connected.

### Viewing Arrangements

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

### Agent's Note

1. There is a 99 year lease from March 2005 leaving 78 years to run. 2. The service charge is £446 per quarter.

### Outgoings

Council tax band A - £1,619 payable for 2025/2026  
Water and drainage rates are payable. Service charge £446 every three months.

### Money Laundering Regulations

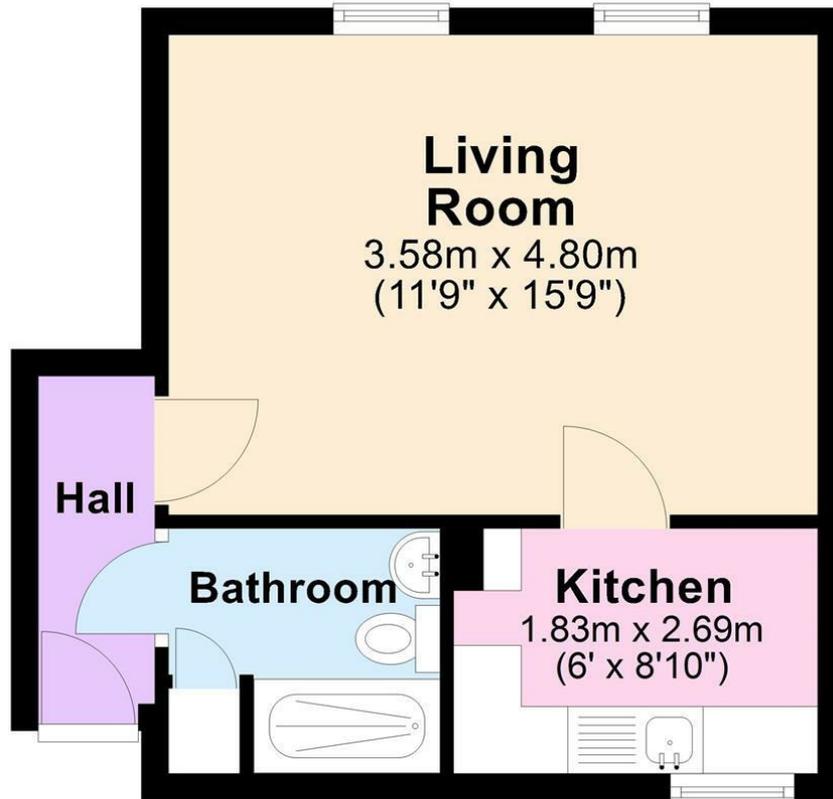
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.





# Ground Floor

Approx. 28.8 sq. metres (310.0 sq. feet)



Total area: approx. 28.8 sq. metres (310.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: D**    **Council Tax Band: A**

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

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