



FLAT 3 DEENS COURT

ST NICHOLAS STREET, HEREFORD HR4 0AF

£115,000
LEASEHOLD

Lovely ground floor flat in purpose built building close to the city centre, 1 bedroom, electric heating, double glazing, Viewing advised.



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- No onward chain
- Purpose built over 55's accommodation
- City Centre location
- Ground floor one bedroom flat
- Must be viewed
- Electric heating & double glazing



Ground floor

With entrance door leading into the communal entrance hall with access to the communal meeting room, communal drying facilities and with entrance door leading into

Apartment Three

Entrance hall

With fitted carpet, two ceiling light points, smoke alarm, airing cupboard housing the hot water cylinder and doors leading to

Lounge/dining room

With fitted carpet, coving, ceiling light point, smoke alarm, double glazed sash window, two electric heaters, feature fireplace surround and large opening into the

Kitchen

Fitted with matching wall and base units, ample work surface space, 1 1/2 bowl sink and drainer unit, freestanding electric cooker, under counter space for washing machine and space for a freestanding fridge/freezer, pantry cupboard, ceiling light point and coving.

Bedroom

With fitted carpet, coving, electric heater, ceiling light point, double glazed sash window, two double built in wardrobes.

Study

With fitted carpet, ceiling light point, smoke alarm, space for coat and shoe storage and ample space for a desk area.

Bathroom

Three piece suite comprising panelled bath with shower head over, low flush w/c, pedestal wash hand basin with part tiled surround, coving, electric heater.

Outside

Access is via a gated archway to the communal grounds. There is no designated parking space but there are 6 communal spaces. Exterior lighting.

Directions

On foot from our offices, proceed into King Street and straight over into St Nicholas Street and Deens Court is located on the left-hand side.

Tenure & Possession

The property is leasehold 99 years commenced 1990 with 64 years remaining.

Service charge = £527.00 per quarter

Money Laundering

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

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity and drainage are connected. Electric heating.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

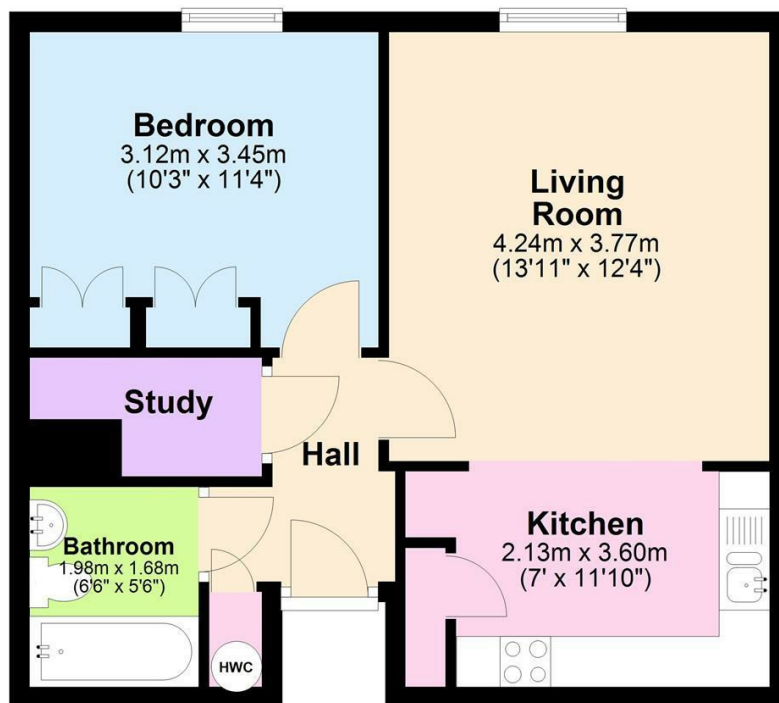
Saturday 9.00 am - 1.00 pm

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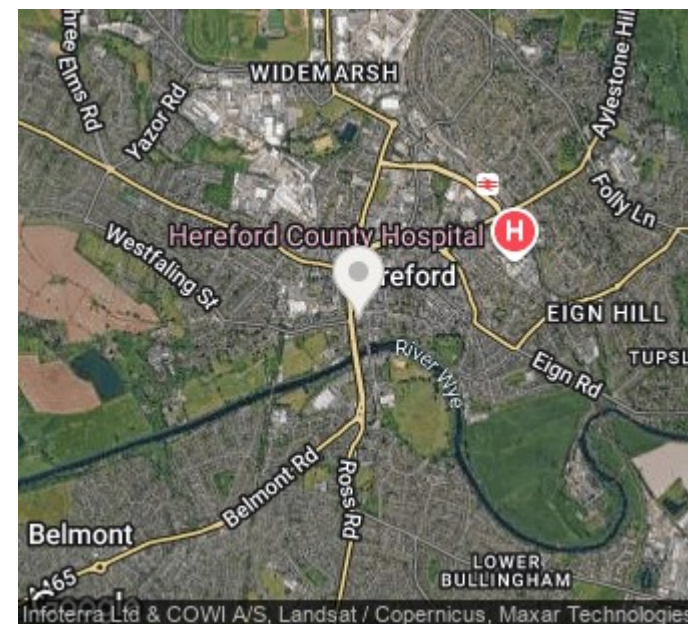
Ground Floor

Approx. 45.9 sq. metres (494.1 sq. feet)



Total area: approx. 45.9 sq. metres (494.1 sq. feet)

EPC Rating: **Council Tax Band: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

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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