

**5 Aylestone Hill Hereford HR1 1HR**

**£550,000**

- Superb investment property
- 5 Self-contained apartments
- All let on AST's
- Excellent income
- Separate garage
- Substantial detached period house

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## 5 Aylestone Hill Hereford HR1 1HR

This substantial detached double-fronted Victorian residence is conveniently located within walking distance of the city centre, in a prime area ideally placed for access to Hereford hospitals, railway station and further education colleges (Sixth form, Art and Technical).

Converted and extended in recent years to provide 5 very spacious self-contained apartments let individually on an Assured Shorthold Tenancy basis and have been consistently let since the property was converted, generating substantial income (exclusive of outgoings) see Agent's for further details.

Each apartment has double glazing, gas central heating, up-to-date sanitaryware and modern fitted kitchens, common areas are limited and there is a garage, bike shed, bin store, shared garden and parking space in Penn Grove Road.

### Ground floor

#### Canopy porch

Door to

#### Entrance hall

Original tiled floor, emergency lighting, wall mounted electric heater.

#### Self-Contained Garden Apartment 1

Approximately 500 sq. ft.

Entrance hall, **large living room** with radiator and sliding doors overlooking the patio, **kitchen** fitted with a range of matching base and wall mounted units, electric oven, washer/dryer, four-ring hob and plumbing for washing machine, **bedroom** with radiator, cupboard housing gas fired central heating boiler and window to side, **shower room** with shower cubicle and mains fitment, wash hand basin, WC, ladder-style radiator and window.

Apartment 1 has the benefit of its own good-size private garden with a substantial paved patio.

#### Self-Contained Apartment 2 (Basement)

Approximately 397 sq. ft.

Separate entrance with steps leading down to the Entrance Hall, Kitchen with fitted units, built-in electric oven, extractor hood, washer/dryer, door to Shower Room with shower cubicle and mains fitment, wash hand basin, WC and ladder-style radiator. Bedroom/Living Room has a radiator and eye-level windows to the front.

### Apartment 3 (Ground Floor Front)

**Entrance hall** understairs storage cupboard.

**Bedroom** 13' 2" excluding bay window x 10' 8" (4.01m x 3.25m) Radiator, cupboard housing central heating boiler, original fireplace with surround.

**Lounge** 16' 7" excluding bay window x 12' 10" (5.05m x 3.91m) Feature fireplace, 2 radiators.

**Kitchen** 12' 5" x 10' 5" max (3.78m x 3.17m) Range of contemporary base and wall mounted units with worksurfaces and splashbacks, sink unit, electric oven, 4-ring hob, extractor hood and washer/dryer.

**Shower room** Tiled walls and floor, double-width cubicle with mains shower, wash hand basin, WC, ladder-style radiator, extractor fan.

A staircase leads from the entrance hall to the

### First floor landing

#### Apartment 4

##### Entrance hall

**Lounge** 16' 7" x 12' 10" excluding bay window (5.05m x 3.91m)

2 radiators, door to

**Bedroom** 12' 7" x 11' 3" excluding bay window (3.83m x 3.43m)

Radiator, cupboard housing gas-fired central heating boiler.

**Kitchen** 12' 0" x 10' 7" (3.65m x 3.22m) high gloss-effect black base and wall units, worksurfaces, splashbacks, sink unit, washer/dryer, electric oven, 4-ring hob, extractor hood, double-glazed window, door to

##### Bathroom

Fully tiled with white suite, bath with mixer tap and mains shower, wash hand basin, WC, extractor fan, radiator, double-glazed window.

#### Apartment 5

Approximately 639 sq. ft.

A door leads from the first floor landing to a staircase to

Entrance hall, separate WC with low-flush suite and wash basin, shower room with cubicle and mains shower, wash hand basin, **open-plan kitchen/living room fitted** with a range of matching base and wall units, built-in electric oven, four-ring hob and extractor hood, washer/dryer and window to rear, **living room** with radiator and window to front, **bedroom** with radiator and window to front.

### Outside

To the front of the property is a paved area, there is also a communal bin/bike storage area. There is also a separate garage with parking space in nearby Penn Grove Road. Mains elect, gas, water and drainage. Each apartment has its own gas central heating system. water and drainage rates are payable.

### General information

#### Services

Mains water, electricity, drainage and gas are connected. Each apartment has its own gas central heating system.

#### Outgoings

Each flat is council tax band A payable 2015/16 £1056.56. Water and drainage rates payable.

#### Tenure & possession

Freehold

#### Agents notes

1. There in an integrated, zoned fire alarm system.
2. Each flat had individual electricity and gas meters.
3. Each property is currently let on an Assured Shorthold Tenancy basis (AST)
4. Full plans are available for inspection at our offices.
5. The property does not have formal parking to the front.

#### Viewing

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

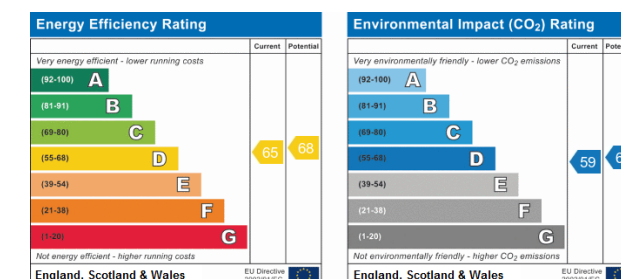
#### Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

#### Opening hours

Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 2.00 pm

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Apartment 3



Apartment 3



Apartment 5



Apartment 4