



8, Pinsley Mill Gardens, Leominster, HR6 8NS  
Price £165,000

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# 8 Pinsley Mill Gardens Leominster

An immaculately presented two bedroom first floor apartment which has been finished to a high standard. The property is located in the market town of Leominster and enjoys gas heating, double glazing, two designated parking spaces and a bike shed/storage space. The flat has been successfully let by the current vendor presenting a great investment opportunity or would be a perfect first home. The property is offered for sale with NO ONWARD CHAIN

- Immaculate first floor apartment
- Open plan living space
- Two double bedrooms
- Ideal first time buy or investment
- Two allocated parking spaces
- NO ONWARD CHAIN

## Material Information

**Price** £165,000

**Tenure:** Leasehold

**Local Authority:** Herefordshire

**Council Tax:** B

**EPC:** B (83)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.

Approx. 63.7 sq. metres (686.1 sq. feet)



Total area: approx. 63.7 sq. metres (686.1 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.



## Introduction

Situated within the market town of Leominster is this fantastic apartment which was built in 2021. The property has accommodation comprising; open plan living/dining/kitchen, two double bedrooms and a shower room. There is gas heating, double glazing, two allocated parking spaces and a bike shed. Call our Leominster office on 01568 610310 to arrange your viewing.

## Property Description

The front door opens into the entrance hall where you are greeted by light, neutrally decorated accommodation which flows throughout the property. To the right a door opens to the open plan living/kitchen area. There are built in cupboards with sliding doors which provide storage space. The living area has carpeted flooring and three windows overlooking the train tracks and countryside beyond which allow natural light to flood the room. The kitchen area has a wood effect flooring and is fitted with modern wall and base units. There is an electric cooker and gas hob, integrated fridge/freezer and integrated washing machine.

Both bedrooms are double sized and carpeted. The family shower room is fitted with a WC, basin, double shower cubicle and a chrome heated towel rail.

## Parking and Bike shed

The property has two designated parking spaces which are marked with an 8. The bike shed provides storage space.

## Location

The apartment is situated within walking distance to the centre of the town of Leominster which is a market town of considerable note with good shopping, educational and recreational facilities attracting a wide catchment area and with a good number of visitors interested in its antique shops and weekly markets. The popular market town of Leominster boasts a wealth of local shops, primary and secondary schools, a weekly open air market, national supermarkets and a host of recreational facilities including the sports centre and swimming pool. Transport facilities are ample with good road links to larger towns and regular bus and train routes.

## Services

All mains are connected to the property  
Herefordshire Council Tax Band B

## Investment opportunity

The vendors have successfully let the property out achieving £750 per calendar month. This would create a yield of 5.45%

## Leasehold

The property has a 999 lease which started on January 1st 2020. Service charge are £1183.56 per annum. Peppercorn ground rent

## Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

## DIRECTIONS

From our Leominster office head along High Street turning left onto Etnam Street. Continue to where the road bears right and take the left hand turning onto Pinsley Road, continuing along where the apartments are located on the right hand side.





