



Flat 4, 29, West Street, Leominster, HR6 8EP  
Price £60,000

# Flat 4, 29 West Street Leominster

An opportunity to acquire a one double bedroom flat within the centre of the market town of Leominster. The property has open plan living space with original character features and could be let out subject to modernisation to increase the EPC. The property is offered for sale WITH NO ONWARD CHAIN.

- Potential to let subject to increased EPC
- One bedroom flat
- Open plan living/dining/kitchen
- Central Leominster location
- NO ONWARD CHAIN

## Material Information

**Price** £60,000

**Tenure:** Leasehold

**Local Authority:** Herefordshire

**Council Tax:** A

**EPC:** G (11)

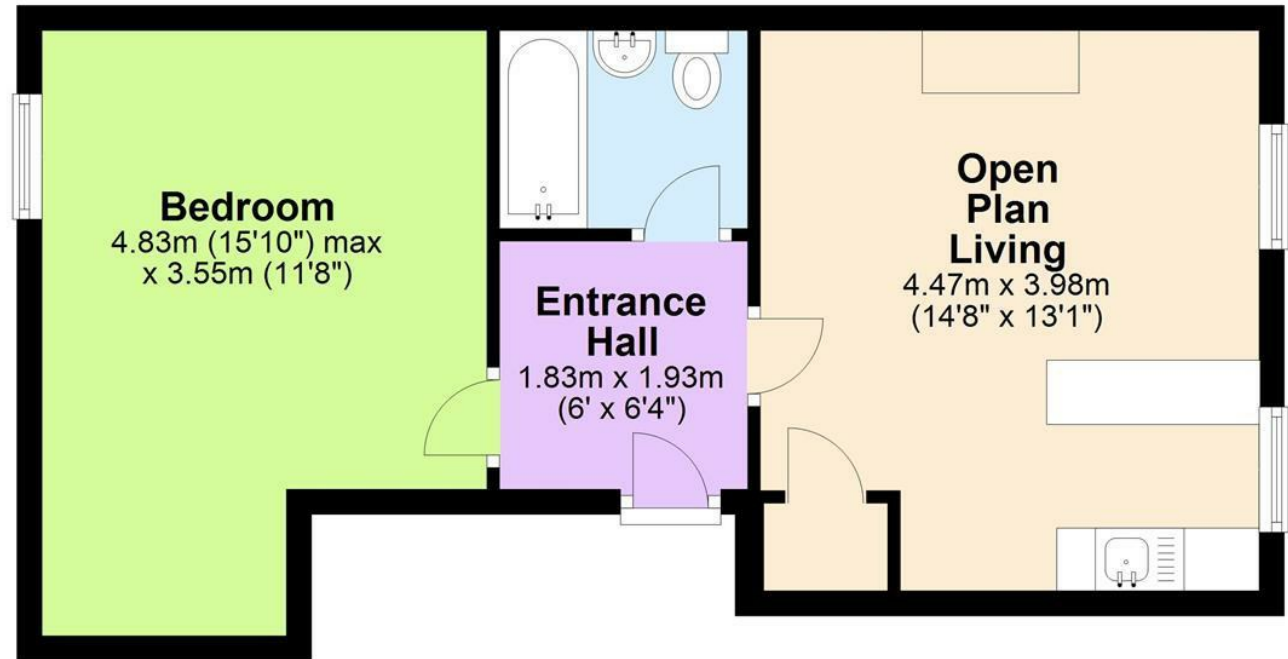
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	11 G	

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

## Ground Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



Total area: approx. 40.7 sq. metres (437.6 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

A centrally located flat with accommodation comprising; entrance hall, open plan living/kitchen, double bedroom and family bathroom.

## Property description

The door opens to the entrance hall where there is space for coats and shoes. To the right is the open plan living/kitchen which has two sash windows to the front, a fireplace and a cupboard. The kitchen area is fitted with wall and base units and has a stainless steel sink. There is space for a fridge freezer and washing machine. The Bedroom is a double with a window to the rear. There is a family bathroom fitted with WC, basin and a bath.

## Location

The flat is located within the centre of the town of Leominster town centre. This is a popular market town and boasts a wealth of local shops, a weekly open air market, national supermarkets and a host of recreational facilities. Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

## Services

Mains electricity, water and drainage are connected.  
Each flat is Council Tax Band A

## 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 office, proceed south down the High Street and take the following right hand turn onto West Street. Continue along the road where the entrance to the property is located on the right hand side.



