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Flat 3, 29 West Street, Leominster, HR6 8EP  
Price £58,000



# Flat 3 29 West Street Leominster

Situated within the centre of the market town of Leominster is this two bedroom, first floor flat. The property is currently tenanted and achieving an income of £420 pcm. The flat would make an ideal first time buy or investment with a yield of 8.2%. THE PROPERTY WILL BE SOLD WITH VACANT POSSESSION

- Investment opportunity
- Two bedroom flat
- Yield of 8.2%
- Currently tenanted
- Centre of town location

## Material Information

**Price** £58,000

**Tenure:** Leasehold

**Local Authority:** Herefordshire

**Council Tax:** A

**EPC:** D (55)

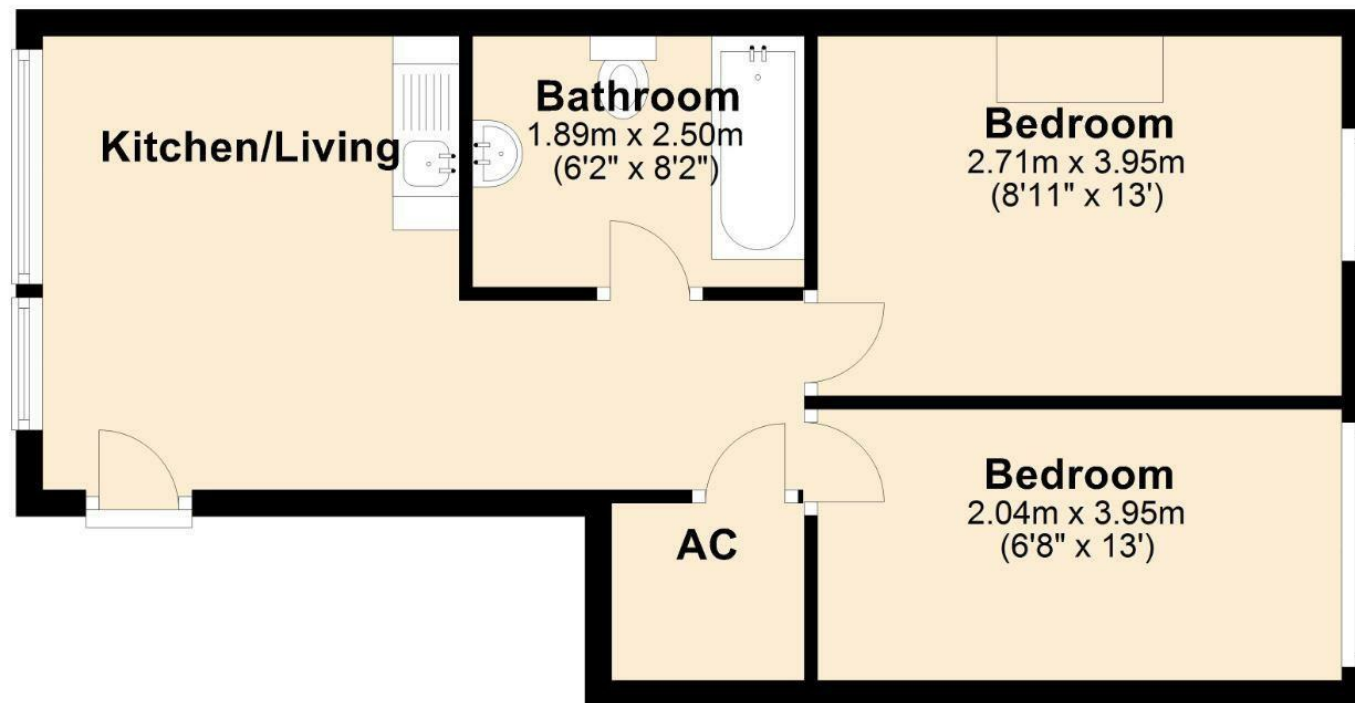
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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

## Ground Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



Total area: approx. 41.4 sq. metres (445.4 sq. feet)

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 first floor flat within the town of Leominster which has accommodation comprising; open plan living room/kitchen, two double bedrooms and a bathroom. The flat is currently tenanted achieving an income of 430 pcm. The property will be sold with vacant possession.

## Property Description

The main door opens into the open plan kitchen/living room where there are two windows allowing natural light to flow through the room and shelving. The kitchen area is fitted with wall and base units with a stainless steel sink. There is space for a fridge freezer and electric cooker. Both of the bedrooms are double sized each with a sash window. The bathroom is fitted with a WC, basin and bath. There is a cupboard in the hall which houses the hot water tank.

## 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.  
Herefordshire 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 £24 inclusive of 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.





