

Flats 6 and 7, 29, West Street, Leominster, HR6 8EP
Offers In The Region Of £105,000

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Flats 6 and 7, 29 West Street Leominster

****INVESTMENT OPPORTUNITY 8.5% YIELD****

An opportunity to acquire two flats within the market town of Leominster. Flat 6 is a one bedroom with Flat 7 a studio. The properties have been let with a combined income of £745 per month making a yield of 8.5%

- Investment opportunity
- Two flats, both tenanted
- Yield of xx%
- Town centre location

Material Information
Offers In The Region Of £105,000
Tenure: Leasehold
Local Authority: Herefordshire
Council Tax: A
EPC: E (40)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Introduction
Situated within the centre of the market town of Leominster are Flat 6 and Flat 7 which comprise; flat 6 - open plan kitchen, living area, one double bedroom and bathroom. Flat 7 - an open plan kitchen bedroom/living area with shower room. Both flats are currently tenanted with flat 6 achieving £410 pcm and flat 7 £335 pcm.

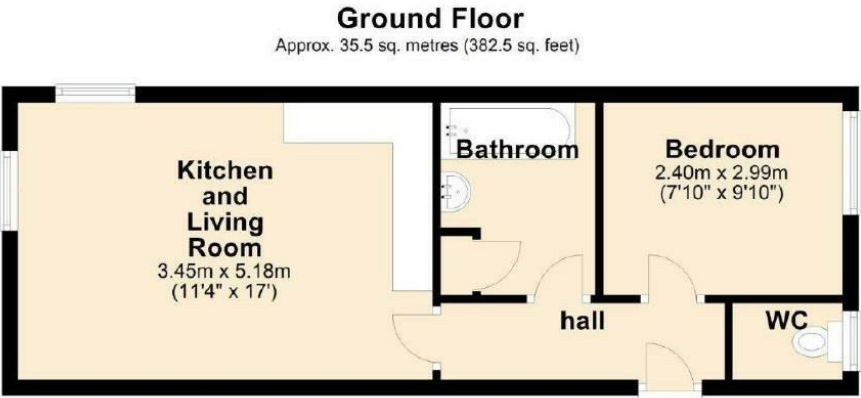
Flat 6
The front door opens to the entrance hall. The open plan kitchen/living room has a window to the front. There is a kitchen area with laminate flooring, built in wall and base units with a stainless steel sink. There is space for an electric cooker, fridge freezer and washing machine. The bedroom is a double with a window to the rear. The bathroom is fitted with a WC, basin and bath which has a shower over.

Flat 7
The front door opens into the studio flat where there is space for a double bed or sofa bed. The kitchen area has laminate flooring and fitted with wall and base units with a stainless steel sink. There is space for an electric oven, washing machine and fridge freezer. The shower room is fitted with a WC, basin and shower cubicle.

Location
The flats are 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

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



Total area: approx. 35.5 sq. metres (382.5 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.

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.

