

for sale

£60,000



## West Street Leominster HR6 8EP

This wonderful one bedroom second floor apartment is Located in the centre of the market town of Leominster. The town itself offers an excellent range of amenities including a number of High Street shops, supermarkets, doctor and dental surgery, primary and secondary school and leisure facilities including swimming pool. Briefly comprising: communal front door which opens up to the shared reception hallway. Stairs leading to the second floor where the flat is situated, entrance hall, kitchen/living room, two double bedrooms, shower room and is being sold with NO UPWARD CHAIN.

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## Agents Notes

Lease - Term of Lease - 150 years from 25th March 2008

Current Ground Rent - £25 per annum (after 2031 will increase to £50 per annum)

Annual Contribution Of Cleaning Communal Areas - £120 per annum (approximately)

## Services

Mains Electricity, Water and Drainage

## Outgoings

Council Tax Band: A

## Kitchen / Living Room

13' 3" x 10' 2" ( 4.04m x 3.10m )

window to the front, fitted storage, carpet flooring, wall/base kitchen units, integrated washing machine, space for fridge freezer, sink/drainer, one bowl, ceiling light point.

## Bedroom One

11' 7" x 9' 7" ( 3.53m x 2.92m )

Double glazed window to the rear, electric radiator, carpet flooring, fitted storage, ceiling light point.

## Shower Room

Shower Cubicle, Shower, wash hand basin, low level w/c, full tiling, storage cupboard, ceiling light point, double glazed window to the side.



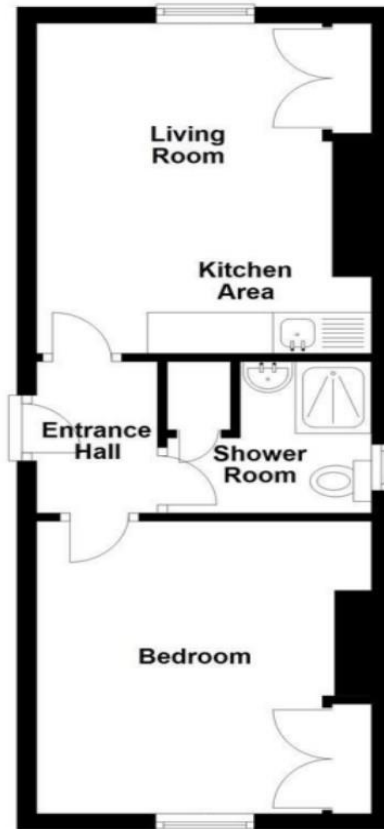


## Floorplans

FLOOR PLAN

### Ground Floor

Approx. 32.9 sq. metres (353.7 sq. feet)



Total area: approx. 32.9 sq. metres (353.7 sq. feet)

To view this property please contact Connells on

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23 King Street  
HEREFORD HR4 9BX

Property Ref: HER312862 - 0004

**Tenure:** Leasehold

**EPC Rating:** D

**view this property online [connells.co.uk/Property/HER312862](https://www.connells.co.uk/Property/HER312862)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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