

for sale

offers in the region of **£125,000**



Pomona Court Pomona Place Hereford HR4 0EF

A well - presented one bedroom apartment, conveniently located less than a mile from the City Centre. Being sold with NO ONWARD CHAIN, this property offers ideal first time buyer or investment potential.

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Approach

To the front of the home, you have allocated parking with a security entrance leading to the communal hallway. Stairs leading up to where the apartment is situated and door leading to:

Entrance Hall

Wood door to rear with fitted carpets, electric radiator, two ceiling light points, loft access, secure intercom and doors leading to:

Open Plan Lounge/Kitchen

20' 3" x 12' 1" (6.17m x 3.68m)

Kitchen Area

A fitted kitchen with wooden wall and base units with roll top work surfaces over, roll top work surfaces over, fitted electric oven and hob with cooker hood over, splash back tiling to walls, integrated dishwasher and washing machine, integrated fridge freezer, extra fan, spot lights to ceiling and double glazed window to front elevation.

Lounge Area

Double glazed window to front and side elevations, electric radiator and ceiling light point.



Bedroom One

9' 5" x 12' 2" (2.87m x 3.71m)

Double glazed window to side elevation, electric radiator and ceiling light point.



Bathroom

A white suite briefly comprising: bath with mixer taps and shower head over, wash hand basin, low level W.C, splash back tiling to walls, extractor fan and ceiling light point.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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23 King Street
 HEREFORD HR4 9BX

Property Ref: HER315105 - 0005

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/HER315105

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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