

for sale

£155,000



Nightingale Way Hereford HR1 2NQ

This beautifully presented one-bedroom apartment offers generous living space in the highly desirable St James area. With integrated appliances, allocated parking, and close proximity to the city centre and train station, it's ideal for first-time buyers and investors alike.

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Entrance Hall

Entrance into main hall. With one centre light fixture, built in storage cupboard to the right. Doors leading to all three rooms.

Lounge/Diner

16' 8" x 12' 7" (5.08m x 3.84m)

generous space linking into the kitchen, room for a dining table and seating area. Windows to the side, centre light point and a electrical central heater.

Kitchen

10' x 5' 5" (3.05m x 1.65m)

linked onto the living and dining area, the kitchen has fitted floor and wall units, an integrated dishwasher and washing machine, electric hob and cooker. space for a fridge freezer and one centre light point.

Bedroom One

9' 5" x 13' 5" (2.87m x 4.09m)

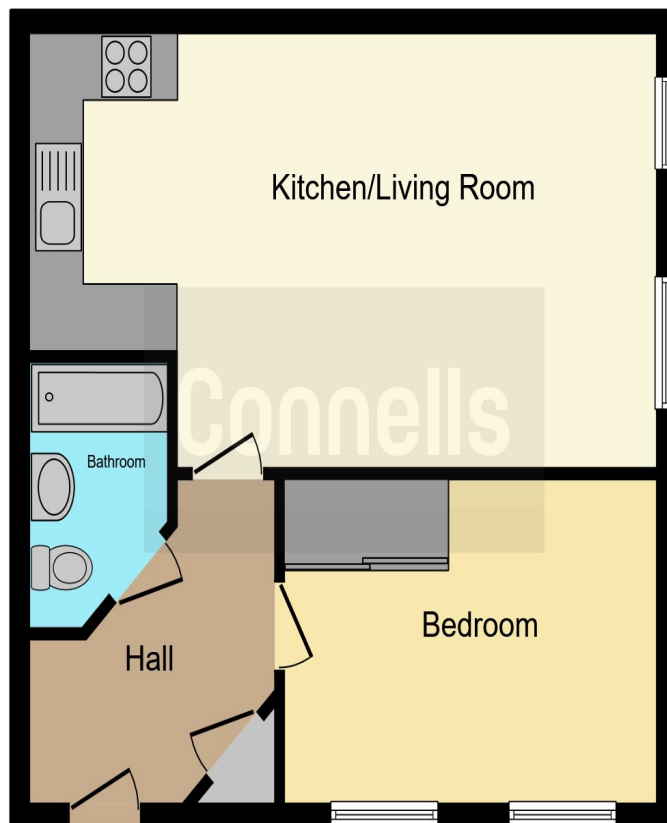
Generously sized bedroom, with built in double wardrobe, two windows facing the front of the property, one centre light point.

Bathroom

bathroom has a panelled bathtub with a shower, W.C, a wash basin and a heated towel rail on the right







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

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23 King Street
 HEREFORD HR4 9BX

Property Ref: HER316084 - 0004

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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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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