



Camera controlled parking with a 2 hour parking restriction

10 Pomona Court, Pomona Place
Hereford, HR4 0EF

Price
£160,000

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10 Pomona Court Pomona Place

Hereford

CALLING ALL FIRST TIME AND INVESTMENT BUYERS.
A superb two bedroom Duplex Apartment in a convenient location within Hereford's City Centre. The property offers open plan kitchen/living space and an allocated parking space.

WE ARE LOOKING FORWARD TO SHOWING YOU AROUND THIS PROPERTY AND IF YOU ARE AN INVESTMENT BUYER IT OFFERS A 6% YIELD.

- 2 Bedroom Duplex Apartment
- Open Plan Living Space
- Convenient City Centre Location
- Allocated Parking
- Views Over Hereford City
- IDEAL FIRST TIME OR INVESTMENT PURCHASE

Directions

Proceed west out of Hereford City along Eign Road, turning left at the traffic lights towards Sainsburys. Turn right at the roundabout and next right into the entrance to the Cider Museum and the entrance to Pomona place is directly in front.

GROUND FLOOR
273 sq.ft. (25.4 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq.ft. (56.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Introduction

This is your opportunity to purchase a two bedroom Duplex Apartment in a fantastic location as its close to so many amenities. The accommodation comprises open plan kitchen and living room, stairs to a landing with access to both bedrooms and a bathroom.

WE HIGHLY RECOMMEND A VIEWING TO FULLY APPRECIATE THIS PROPERTY.

Property Description

Entrance Hall With stairs to the property, door in to Open Plan Living 16' 9" x 16' 0" (5.10m x 4.87m) with twin aspect across the city, kitchen with inset lighting, wall and base units with worktops and sink and drainer inset, built in cooker and electric hob with extractor over, integrated fridge and freezer, store cupboard, stairs rising to the first floor landing With airing cupboard housing tank, doors off to: Bedroom 1 13' 3" x 9' 2" (4.04m x 2.79m), Bedroom 2 9' 2" x 6' 9" (2.79m x 2.06m) and Bathroom 8' 6" x 4' 0" (2.59m x 1.22m) that has a bath with shower over, toilet and wash hand basin.

Parking

There is an allocated parking space with the property.

Location

Pomona Place is on the edge of Whitecross and Sainsbury's is your corner shop as it's right next door to the apartments. This location is great for enjoying all that the City of Hereford offers, schools, shopping, restaurants, bars, a beautiful Cathedral and riverside walks.

Services

Mains water, drainage and electricity are connected.

Herefordshire Council Tax Band - A

Tenure - Leasehold - 125 year lease from 2007 Ground Rent – currently £262.00 per annum (inclusive of buildings insurance). Service Charge – currently approximately £1300.32 per annum.

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 £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Do you have a property to sell or rent?

We offer a free market appraisal to accurately value your property to achieve the best possible sale or rental figure in the current market. We are brilliant at tailoring marketing strategies to you and your property and guiding you on how to maximise the value. Contact us on 01432 266007 to book your appointment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



