



**A SPACIOUS WELL PRESENTED 1 BEDROOMED FLAT OCCUPYING THE TOP FLOOR OF A LISTED BUILDING IN A VERY CONVENIENT TOWN CENTRE LOCATION BENEFITING FROM ELECTRIC CENTRAL HEATING AND HAVING A CONTEMPORARY FITTED KITCHEN. EPC: F**

**NO CHAIN. IDEAL FIRST PURCHASE.**

**Guide Price: £127,500**

Flat 3, 37 New Street, Ledbury, Herefordshire HR8 2EA



## **FLAT 3, 37 NEW STREET**

### **Location**

Ledbury has a wide range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately sixteen miles distant and the M50 motorway is available approximately four miles to the south of the town.

### **Property Description**

A spacious one bedroomed flat comprising the top floor of a Grade II Listed building situated in a most convenient town centre location.

The well presented accommodation has the benefit of central heating (electric boiler and radiators). It briefly comprises a good sized landing with room for a dining or study area, an attractive open plan living room with kitchen area off, a double bedroom and a bathroom with WC.

### **ACCOMMODATION:**

#### **Shared Entrance Lobby**

Accessed via a new external metal staircase to the rear of the property and having a door giving access to Flat 3.

#### **Entrance Hall**

With window to the rear, stairs to the third floor and a built-in understairs cupboard.

### **THIRD FLOOR**

#### **Spacious Landing 3.77m (12ft 2in) x 2.82m (9ft 1in)**

Providing space for use as a dining or study area and having a double radiator, exposed ceiling timbers and a window to the rear.

#### **Living Room 4.93m (15ft 11in) x 4.03m (13ft)**

With laminate flooring, exposed ceiling timbers, double and single radiators, access to roof space where the electric boiler is located, multi-paned door from landing and window to front.





### **Kitchen Area 2.40m (7ft 9in) x 2.17m (7ft) min**

Fitted with a range of contemporary units comprising a stainless steel sink with base unit under, further base units, drawer pack, tall storage cupboards, wall mounted cupboards, small breakfast bar and work surfaces with tiled surrounds. Built-in oven with 4-ring ceramic hob and integral extractor. Plumbing for washing machine. Laminate flooring. Exposed ceiling timbers. Window to the rear.

### **Bedroom 3.35m (10ft 10in) x 2.84m (9ft 2in)**

With stripped door, single radiator and window to the front.

### **Bathroom**

Fitted with a white suite comprising a panelled bath with shower over, wash hand basin and a WC. Shaver/light point. Single radiator. Extensive tiled surrounds and tiled floor. Window to the rear.

### **Outside**

Access to the property is via a shared pathway to the rear which leads to the new external metal stairs leading to the entrance to flats 2 and 3.

### **Services**

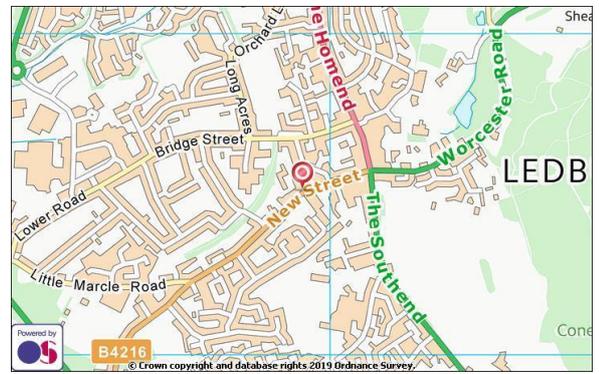
We have been advised that mains electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and all interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

### **Tenure**

We are advised subject to legal verification that the property is Leasehold held on a new 999 year lease from June 2025. There is a service charge which is currently £25 pcm. The owners of the three flats jointly own the Freehold and the management company (37 NEW STREET LEDBURY RESIDENTS LTD).

## Directions

From the agents office turn right and proceed down New Street. The property will then be found on the right hand side just before the right hand turning to Harling Court. (Access to Flat 3 is to the rear)



## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchases/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

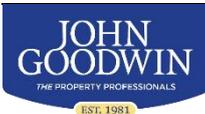
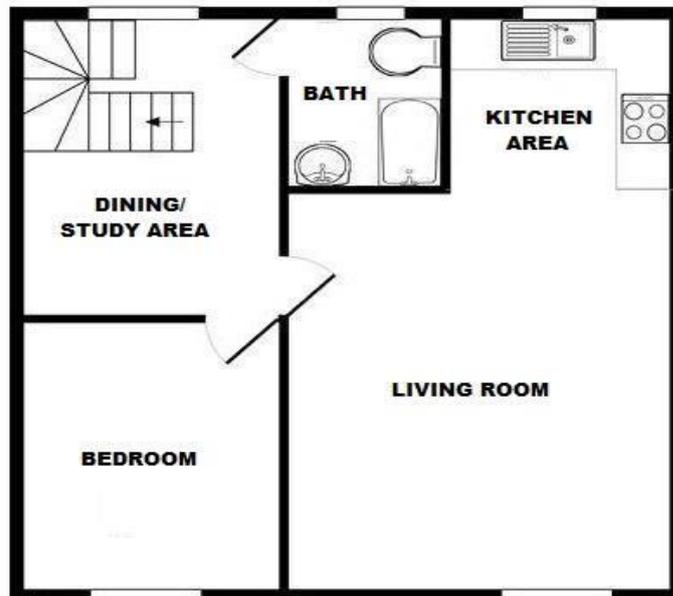
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

## Council Tax

BAND A

## EPC

The EPC rating for this property is F (35)



**Ledbury Office**  
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**MISREPRESENTATION ACT, 1967 - JOHN GOODWIN** - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

