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10 Stable Drive, Saxon Gate, Hereford, HR2 6SH

'An opportunity to purchase a 25% share of a shared ownership property. The property is a well presented, two bedroom first floor apartment located in the popular Saxon Gate district to the south of Hereford city'

NEW INSTRUCTION

£41,000.00 for 25% Share (Leasehold)

Residential Sales and Lettings

10 Stable Drive, Saxon Gate, Hereford, HR2 6SH

LOCATION

The property is located to the south of Hereford city in the popular residential district of Saxon Gate. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a shared ownership, two bedroom first floor apartment with the added benefit of electric heating and double glazing. A 25% share can be purchased with the accommodation comprising entrance hall, bathroom, two bedrooms, open plan kitchen/dining/sitting room. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Communal Entrance Hall

An entrance door leads to the communal entrance hall with stairs leading to the first floor and door to:

THE SELF CONTAINED ACCOMMODATION:

Entrance Hall

With smoke alarm, electric heater, airing cupboard, intercom system for door entry and door to:

Bathroom

With rear aspect double glazed window, panel enclosed bath with thermostatically controlled shower over, pedestal mounted wash hand basin, low flush wc, extractor fan, heated towel rail, partially tiled wall surround and tiled flooring.



Bedroom 1

3.51m (11'6) x 3.2m (10'6)

With front aspect double glazed window, built-in wardrobe with sliding mirror doors, telephone point and wall mounted electric heater.

Bedroom 2

3.58m (11'9) (max) x 2.79m (9'2)

With rear aspect double glazed window, electric heater and built-in wardrobes with sliding mirror doors.



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OPEN PLAN LIVING/DINING/KITCHEN

The Living/Dining Room

5.36m (17'7) (max) x 4.72m (15'6)

With two front aspect double glazed windows, television point, telephone point, wall mounted electric heater, space for dining table and access to the kitchen area.



Kitchen Area

2.46m (8'1) (max) x 2.18m (7'2)

With rear aspect double glazed window, a range of units comprising a stainless steel 1½ bowl mixer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric oven and induction hob with cooker hood over, plumbing and space for washing machine, space for fridge freezer and vinyl flooring.



OUTSIDE:

Parking

To the rear of the property is an allocated parking space.

SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

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TENURE

The property is held on a leasehold basis with a 99 year lease which commenced on 15th May 2008.

SERVICE CHARGE & MONTHLY RENT

It is understood that the service charge is £74.75 per month. The monthly rent to the Housing Association on the 75% share is £428 per month (to be confirmed)


VIEWING

Strictly by appointment through the agents, telephone Hereford [\(01432\) 272280](tel:01432272280) .

DIRECTIONAL NOTE

From central Hereford proceed south over Greyfriars Bridge keeping in the left hand lane and follow into Ross Road. At the traffic lights proceed straight over continuing on the Ross Road and at the second set of traffic lights turn left into Waggoners Way. Take the first exit and continue to Staddlestone Circle. At the junction turn left and then take the second left into Orchard Avenue and then first left into Stable Drive where the property is located as indicated by the for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA o Antony J Gough on Hereford [\(01432\) 272280](tel:01432272280) . For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

6th October 2023

ID36685

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

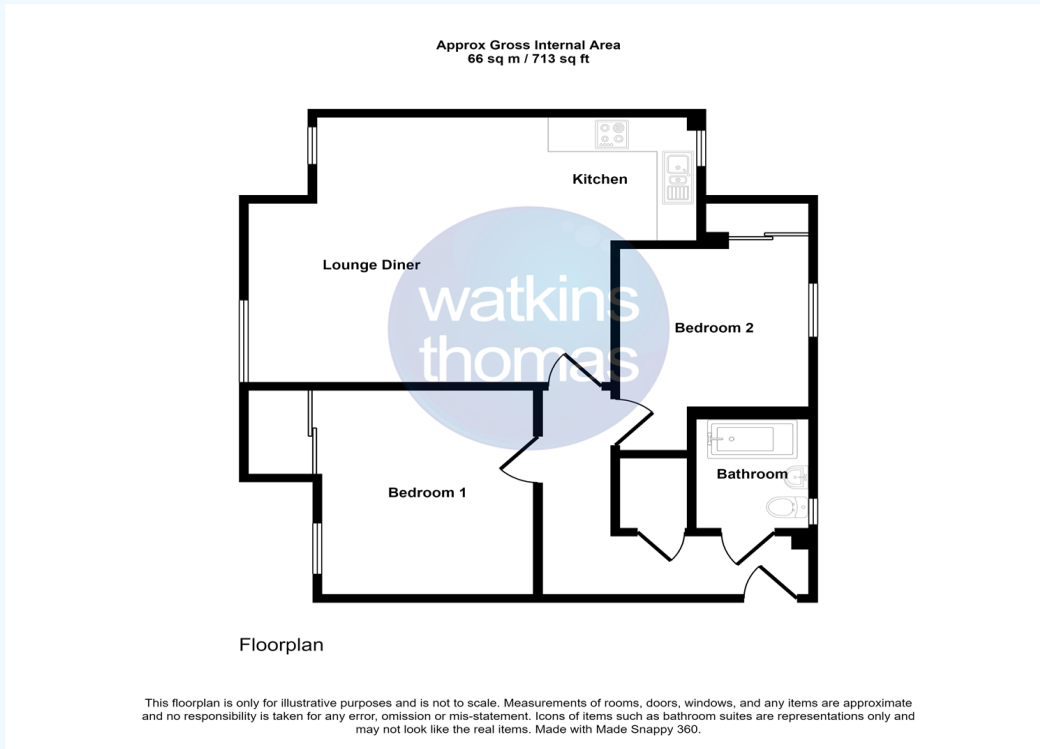
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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