



## 5 POMONA COURT

POMONA PLACE, HEREFORD HR4 0EF

£155,000  
LEASEHOLD

Situated a short walk from Hereford city centre an immaculately presented two bedroomed first floor flat offering ideal first time buyer/investment accommodation.

The property has two bedrooms, open plan living space, two bathrooms, allocated parking, electric heating and we highly recommend an internal inspection.



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- 2 bedroom, 2 bathroom flat
- Walking distance to the city centre
- Immaculately presented throughout
- Allocated parking



### Full Description

Situated a short walk from Hereford city centre an immaculately presented two bedroomed first floor flat offering ideal first time buyer/investment accommodation.

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### Tenure & Possession

Leasehold - with 107 years remaining Vacant possession on completion.

### Outgoings

Service Charge £650.00 per 6 months. Ground rent £255 per annum. Council tax band B - £1,794.59 payable 2024/2025 Water and drainage - rates are payable.

### Bedroom 1

With fitted carpet, electric heater, double glazed window, ceiling light point and door into the ensuite shower room, which has a fitted shower cubicle and mains fitment shower head over, tiled surround, glass bi-folding door, low flush WC, pedestal wash hand basin with tiled splash back, vinyl flooring, heated towel rail and extractor fan.

### Open Plan - Living / Kitchen / Dining / Space

Living room with carpet, recessed spot lights, 2 double glazed windows, electric heater and opening into the kitchen. An immaculately presented modern kitchen with matching wall and base units, ample work surface

space, stainless steel 1 and 1/2 bowl sink unit, all integrated appliances which include an electric oven, induction hob with extractor over, fridge/freezer, dishwasher and washer/dryer, recessed spotlighting, vinyl flooring, double glazed window and tiled splash backs.

### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455

### Ground Floor

With intercom system and entrance door leading into the communal entrance hall and stairs leading up to the first floor.

### Directions

From Hereford city centre proceed along Whitecross Road taking the left hand turning at the second set of traffic lights towards Sainsburys, at the mini roundabout take the second exit right, then take the first right towards towards the cider museum, follow the road round to the left and Pomona Court is situated directly ahead of you

### Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Entrance Hall

With double glazed window, telephone entry system, recessed spotlights, smoke alarm, fitted carpet and space for shoe and coat storage.



### Bathroom

With three piece suite comprising panelled bath with mains fitment attachment over, part tiled surround, low flush WC, pedestal wash hand basin with tiled splash back, vinyl flooring, cupboard housing the hot water cylinder, extractor, heated towel rail and ceiling light point.

### Bedroom 2

With fitted carpet, electric heater, double glazed window, ceiling light point and double wardrobe with sliding doors.

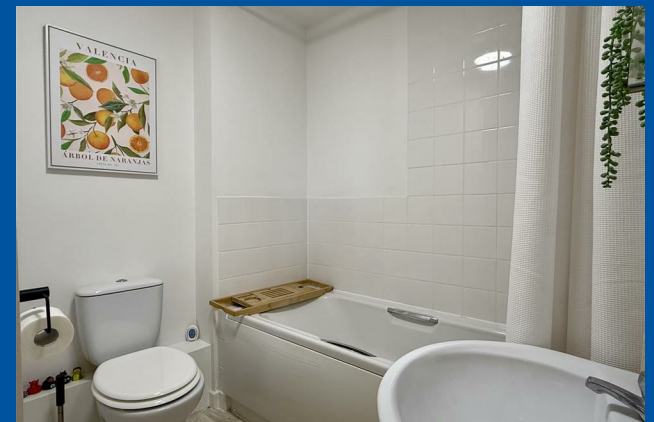
### Outside

There is an allocated parking space for one vehicle.

### Services

All services are mains with electric heating

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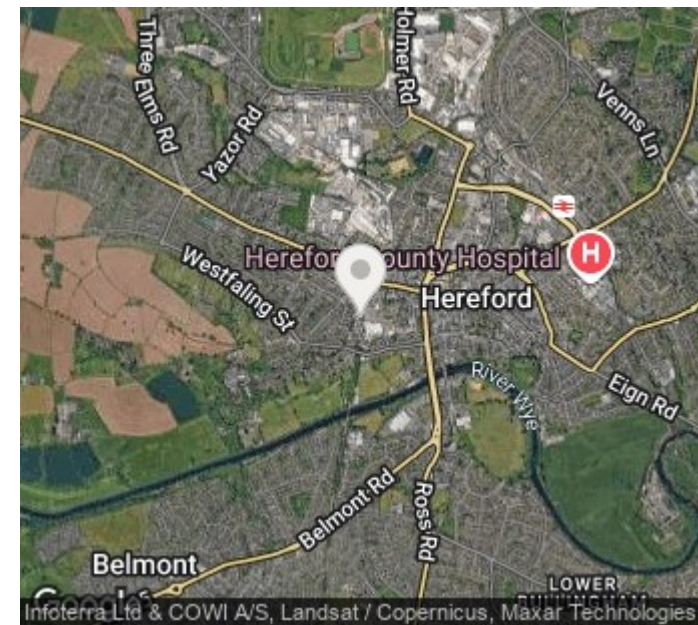


Total area: approx. 60.0 sq. metres (645.3 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

**5 Pomona Court, Pomona Place, Hereford**

**EPC Rating: C    Council Tax Band:**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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