



FLAT 1, 37 RYDELL MOUNT BODENHAM ROAD HEREFORD HR1 2TP

£175,000
SHARE OF FREEHOLD

located on the highly sought after Bodenham Road, an impressive self contained two bedroom ground floor apartment offering ideal first time buyer/investor accommodation and being sold with the added benefit of no onward chain.

The property lies approximately 1 mile east of Hereford City Centre and provides easy access to railway and bus stations, Sixth Form, Technical & Art College, hospitals and Hereford's main shopping centre is within a few minutes walking distance.

Briefly the accommodation includes, communal entrance hall, entrance hall, 2 bedrooms, shower room and spacious open-plan living and excellent parking.



FLAT 1, 37 RYDELL MOUNT

- Ideal first time buyer/investor accommodation
- No onward chain!
- Sought after residential location
- Share of the freehold
- 2 bedroom ground floor apartment
- Close proximity to the City Centre



Full Description

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Bedroom 1

With fitted carpet, radiator, double glazed window to side aspect, cupboard housing gas-fired combination boiler, slatted shelving and hanging rail.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Agents note

The owners of the apartments in the building own a share of the Freehold and collectively administer their own management of the building.

Directions

From Hereford City Centre proceed north along

Commercial Road, pass over the railway bridge and take the first turning on the right into Southbank Road which continues into Bodenham Road. The driveway to the property will be found on the left hand side as indicated by The Agent's For Sale Board.

Outgoings

Council tax band B payable for 2024/25 - £1794.59 Water and drainage rates are payable. There is a Management fee of TBC per month. No Ground Rent is payable.

Accommodation

Communal Front Door leading to Entrance Hall.

Shower room

White suite comprising low-level WC with dual-flush, wash basin with mixer tap and tiled splashback, shower cubicle with mains fitment, part tiled walls, ladder-style radiator, tile-effect flooring, extractor fan, centre light and bathroom cabinet.

Outside

There is a communal car park with designated space. A cellar provides secure storage for residents of 37 Bodenham Road.

Flat 1 Entrance door

With tiled floor, thermostatic controls and doors to

Kitchen/Living/Dining Room

Kitchen Area - fitted with a range of base and wall mounted units, work surfaces, tiled splashbacks, four ring electric hob, fan-assisted electric oven, sink unit with mixer tap and spotlights. Living/Dining Room Area

- two radiators, exposed floorboards, window to side, large bay window to front, fireplace with tiled hearth (blocked) and double-doors leading to

Bedroom 2/Study

Exposed floorboards, radiator, two windows to side and window to front.

Tenure & Possession

Leasehold 260 years from 1983 (218 years left)- Vacant possession on completion.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

Opening Hours

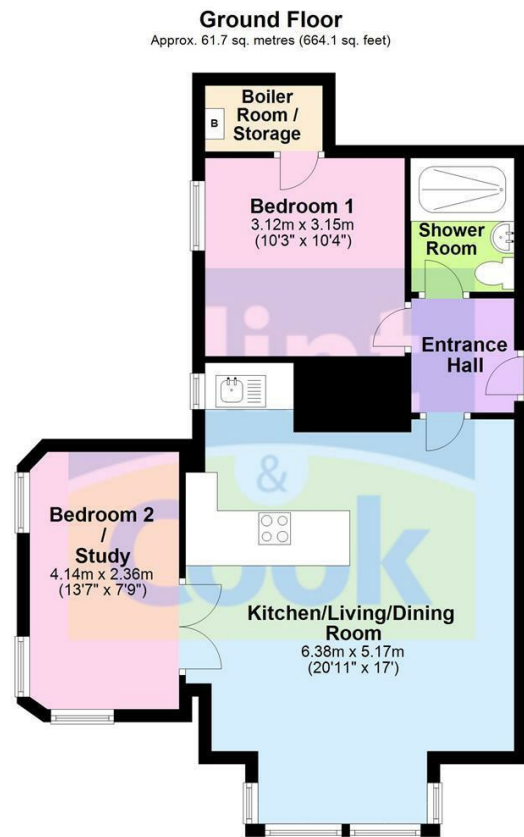
Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

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Total area: approx. 61.7 sq. metres (664.1 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



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

EPC Rating: **Council Tax Band:**

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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