



## 43 HUSKINSON DRIVE HEREFORD HR1 1DB

£145,000  
LEASEHOLD

This spacious 2nd floor apartment has a pleasant outlook and is located in a modern purpose built block with a door entry system, double glazing, off road parking and is ideal for first time buyers or for investment.





## 43 HUSKINSON DRIVE

- 2 bedroom apartment
- Off road parking
- Within easy reach of the City
- Electric heating
- Modern 2nd floor apartment
- Double glazing



### Full Description

This spacious 2nd floor apartment has a pleasant outlook and is located in a modern purpose built block with a door entry system, double glazing, off road parking and is ideal for first time buyers or for investment.

### Kitchen

Fitted with beech effect base and wall units, work surfaces with tiled splash backs, sink, built in electric oven, 4 ring hob with extractor hood, tiled floor, plumbing for washing machine and window.

### Entrance Hall

Giving access to the

### Services

Mains water, electricity and drainage are connected.

### Lounge

With 2 night storage heaters and 2 windows.

### Bedroom 1

With storage heater and window.

### Bathroom

White suite with bath and shower attachment, separate electric shower, pedestal wash hand basin, WC, tiled floor, wall mounted electric heater, extractor fan, window.

### Outside

Communal grounds and parking.

### Outgoings

Council tax band A - £1,553 payable for 2024/2025 Water and drainage rates are payable. Service Charge - £85 per month Ground Rent - £50 per annum.

### Directions

From Hereford proceed towards Worcester on the A4103 and just before Aylestone Hill turn left into Barrs Court Road and then before the mini roundabout turn left into Huskinson Drive and the apartment block is located on the right hand side towards the end of the cul-de-sac.

### Inner Hall

With storage heater, door entry phone, airing cupboard with hot water cylinder.

### Bedroom 2

With electric panel heater, window.

### Viewings

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

### Money Laundering Regulations

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

### Tenure & Possession

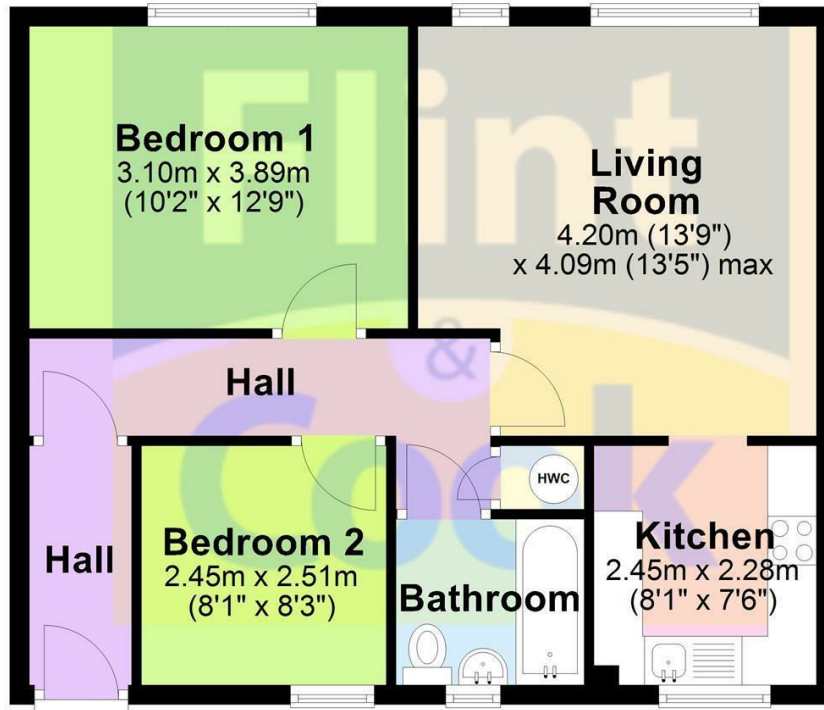
Leasehold - 125 years commenced January 2002. Vacant possession on completion.

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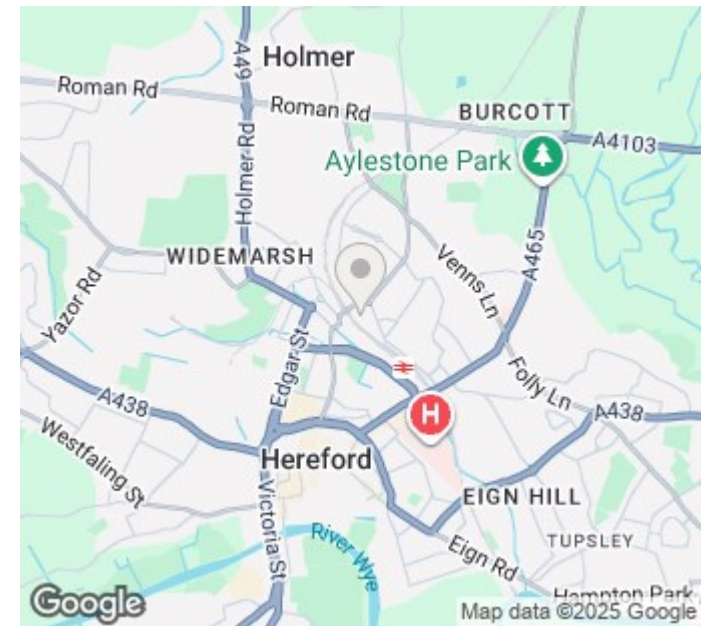
## Second Floor

Approx. 54.5 sq. metres (586.8 sq. feet)



Total area: approx. 54.5 sq. metres (586.8 sq. feet)

**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>	72	79
(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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