

FOR
SALE



50 Kingsway, Hereford HR1 1HB

£119,950 - Leasehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this popular residential location, a one bedroom first floor flat offering ideal first time buyer/ investor accommodation. The property has the added benefit of a modern fitted kitchen with breakfast bar, one double bedroom, a good sized living room and bathroom. The property benefits from gas central heating and double glazing and is being sold with the added benefit of no onward chain.

POINTS OF INTEREST

- *No onward chain!*
- *One bedroom first floor flat*
- *Gas central heating & double glazing*
- *Popular residential location*
- *Must be viewed!*
- *Ideal first time buyer/ investor accommodation*



ROOM DESCRIPTIONS

Ground floor

With entrance door leading into

Entrance hall

With carpeted stairs leading up, ceiling light point, heating thermostat, radiator and doors to

Kitchen

A modern fitted kitchen with contrasting wall and base units, ample work surface space, 4 ring electric hob with electric oven below and extractor over, stainless steel sink and Rainer unit, under counter space for washing machine (washing machine included), integrated fridge freezer, breakfast bar, radiator, ceiling light point, vinyl flooring and double glazed window.

Bathroom

Three piece white suite comprising panelled bath with mains fitment shower head over, tiled surround, pedestal wash hand basin, low flush w/c, radiator, cupboard over the stairs, double glazed window, ceiling light point and vinyl flooring.

Living room

With fitted carpet, radiator, ceiling light point, coving, double glazed window to the front aspect, electric fireplace, storage cupboard housing the gas central heating boiler.

Bedroom

With fitted carpet, ceiling light point, radiator, double glazed window with fitted blind.

Directions

Proceed north out of Hereford along Edgar Street, at the roundabout take the third exit onto Newtown Road and then at the next roundabout take the first exit heading over the bridge and then take the first exit and the immediate left onto Kingsway, the property is then situated a short distance down on the right hand side before Regent Gardens. The access to the front door of no.50 is to the rear of the properties.

Outgoings

Service charge - £274.50 per annum

Ground rent - £10 per annum

Leasehold - 171 years remaining

Council Tax Band A - 2025/26 £1,633.

Water and drainage rates are payable.

General Information

Tenure & Possession

Leasehold - vacant possession on completion.

Services

All mains services are connected. Gas-fired central heating.

Viewing

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

Money Laundering Regulations

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

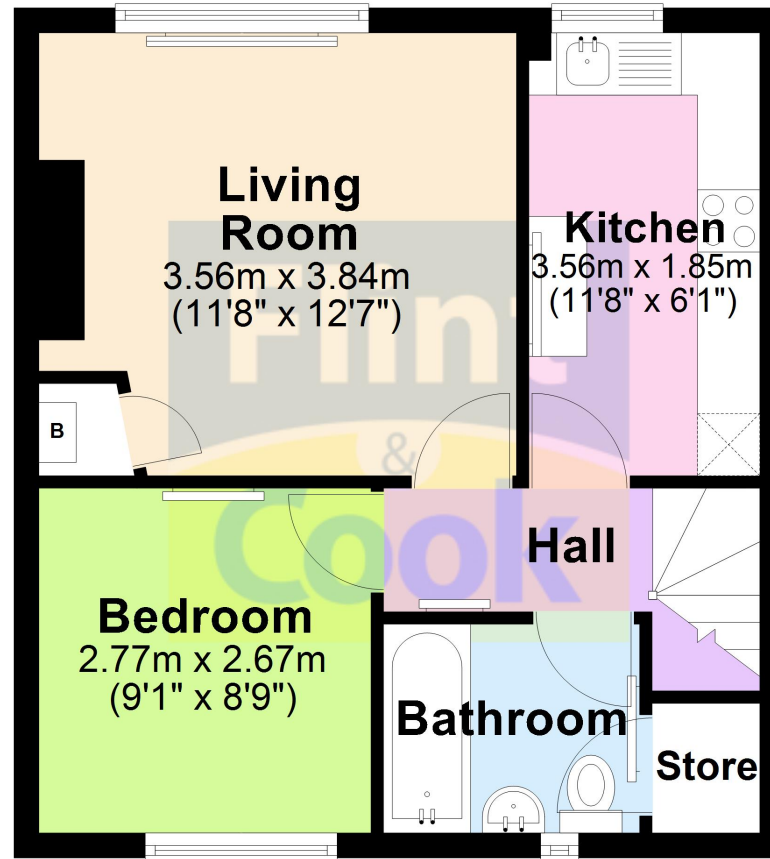
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

First Floor

Approx. 37.2 sq. metres (400.6 sq. feet)



Total area: approx. 37.2 sq. metres (400.6 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	72	76
England, Scotland & Wales		
EU Directive 2002/91/EC		