16 ROTHESAY MEAD

HEREFORD HR2 7BJ

£119,950

LEASEHOLD

Situated south of Hereford City and being sold with the benefit of no onward chain, a well presented one double bedroom first floor flat with modern kitchen & bathroom, single garage with parking & use of a communal garden. A viewing is highly recommended.

Flint & Cook

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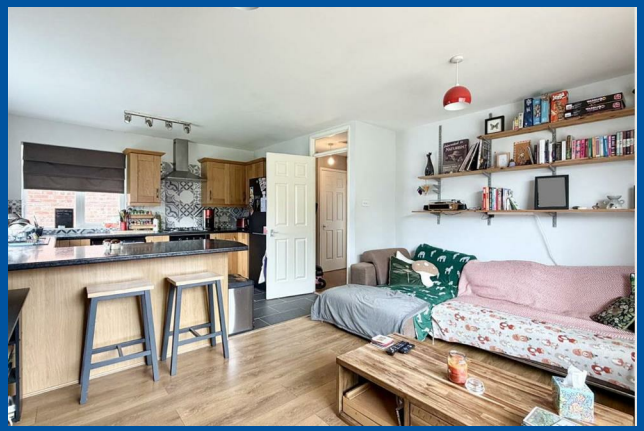
• First floor flat • Ideal for a first time buyer/investor • One double bedroom, modern bathroom & kitchen • Single garage, parking & communal garden • Sold with no onward chain • Must be viewed!



Communal Area

With a staircase leading to the first floor with entrance door leading into

No.16

Entrance Hall

With wood effect flooring, ceiling light point, gas central heating thermostat, wall mounted fuse box, radiator, loft hatch, useful airing cupboard housing the gas central heating boiler, further storage cupboard for coats and shoes and doors into

Open Plan Living

A modern fitted kitchen comprising a range of fitted wall and base units with ample work-surface space over and tiled splash backs, fitted peninsula with breakfast bar. 1 1/2 bowl sink and drainer unit, tour ring gas hob with oven below, space and plumbing for washing machine and space for a freestanding fridge/freezer, the kitchen area has a central light point and two windows allowing for an abundance of natural light. The living area has wood effect flooring, two ceiling light points, an editor and a large double glazed window overlooking the communal garden area.

Bedroom

A spacious double bedroom with wood effect flooring, ceiling light point, radiator, large double glazed window to the front aspect and large fitted wardrobe with mirrored sliding doors.

Bathroom

A three piece suite comprising panelled p shape bath with mains fitment shower over and tiled surround, low flush w/c, wash hand basin with storage below, chrome heated towel rail, double glazed window and recess spotlights.

Outside

The property benefits from use of a communal lawned garden, has a private shed and also benefits from a single garage with up and over door and parking space to the front.

Directions

Agents Note

The estimated annual costs for 2026/2027 is £518.30.

Money Laundering

Prospective purchasers will be asked to produce 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

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Leasehold - vacant possession on completion.

Lease - 125 years from 14 December 1992 with 91 years remaining.

Service Charge - £518.30 estimated for 2026/27.

Ground Rent - £10 per annum.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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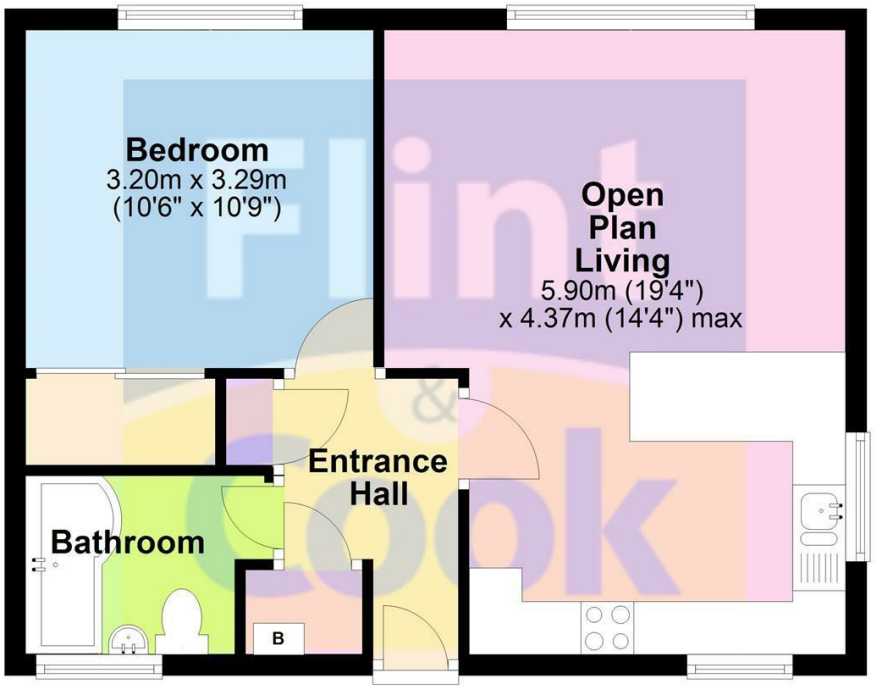
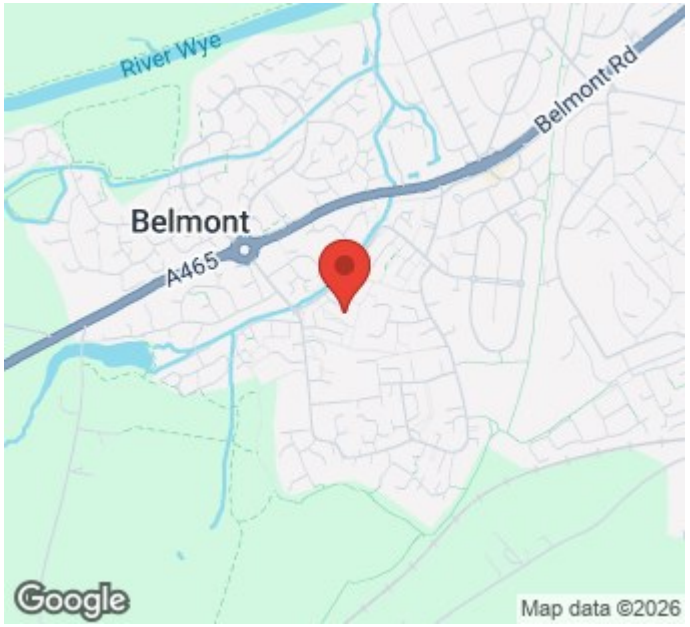
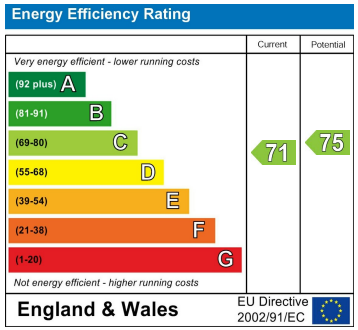
Ground Floor

Approx. 45.8 sq. metres (492.9 sq. feet)



Total area: approx. 45.8 sq. metres (492.9 sq. feet)





EPC Rating: C Hereford Council Tax Band: A

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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