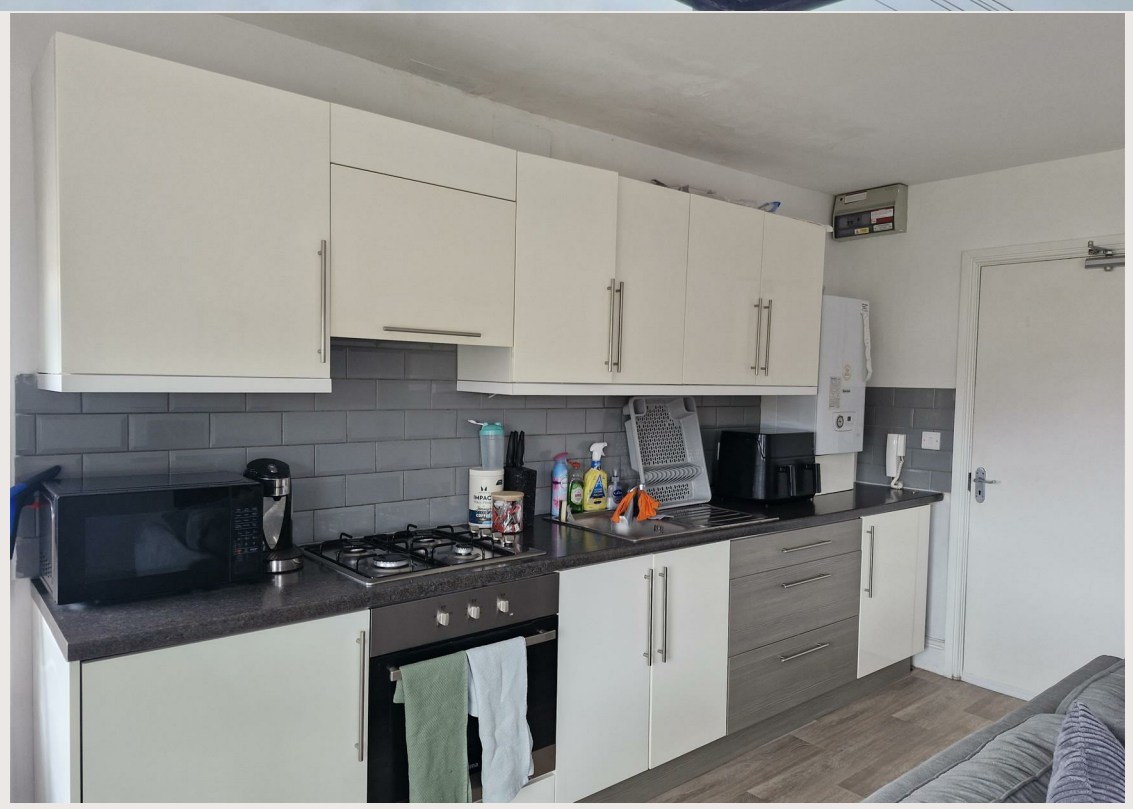
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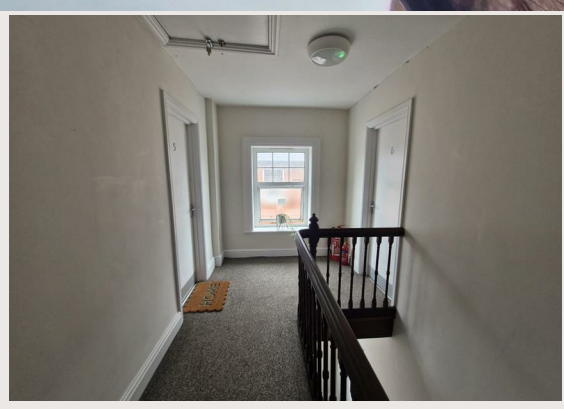
Fl 5 Madonna House, 31 St James Rd, Hereford, HR1 2QS

Price £112,000

















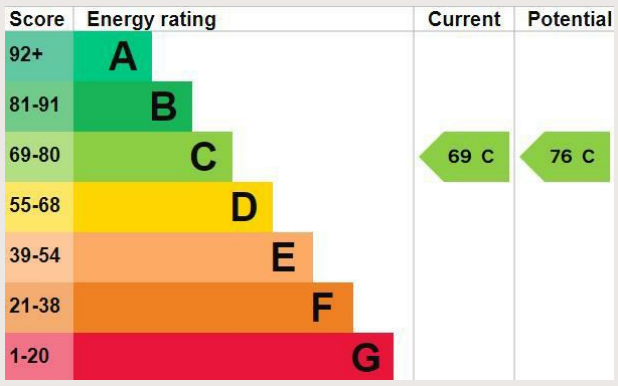
Fl 5 Madonna House, 31 St James Rd Hereford

IDEAL FOR FIRST TIME BUYERS OR INVESTORS .This is a spacious second floor apartment in a converted period property set in a popular City centre location close to amenities, with ideal position being close to the hospital, transport links to the bus and train station Other benefits include modern decor, gas central heating and double glazing.

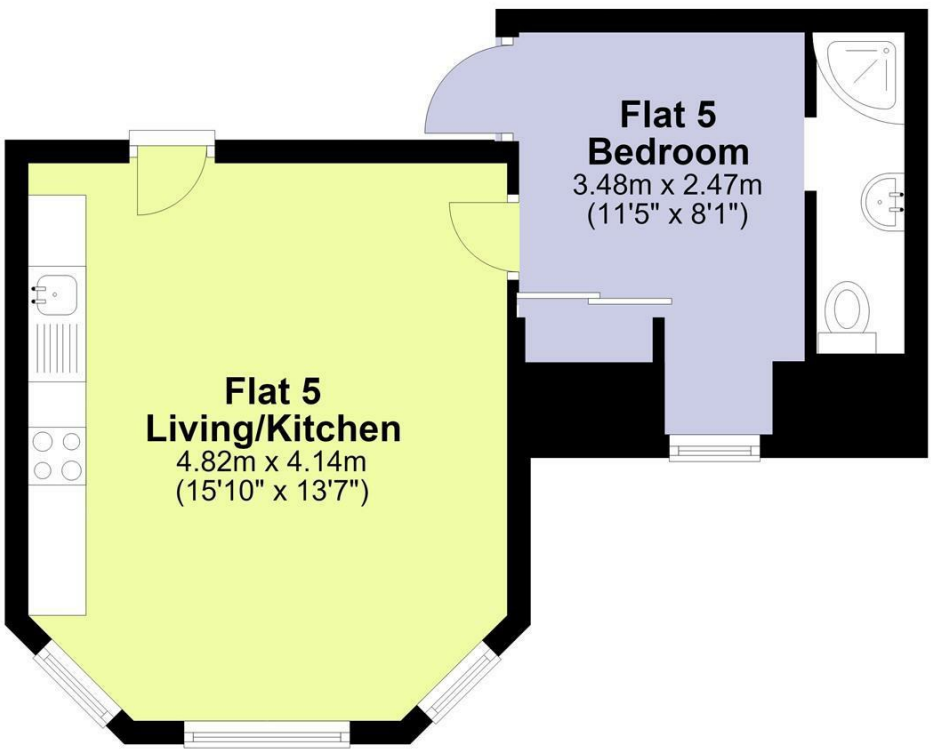
We highly recommend viewing this property, please call us on 01432 266007

- Second floor apartment
- Popular City centre location
- Open Plan Living room and kitchen
- Master Bedroom
- En-suite shower room
- Double Glazing
- Gas central heating
- Converted period property
- Many nearby local amenities
- No onwards chain

Material Information
Price £112,000
Tenure: Leasehold
Local Authority: herefordshire
Council Tax: A
EPC: C (69)
For more material information visit www.cobbamos.com



Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Dimensions
Open plan living/kitchen/dining room 15'0" max x 13'07" max
Bedroom 8'06" x 7'10
Shower room 9'01" x 2'06"

Property Description
The flat is situated on the second floor and is accessed from the communal landing via the main entrance door, which opens into a bright and spacious open-plan Living/Kitchen/Dining Room. The room features laminate wood-effect flooring and a modern fitted kitchen comprising a range of white gloss wall and base units, complemented by black worktops, a stainless-steel single-bowl sink and drainer, and grey tiled splashbacks. Integrated appliances include an oven, hob and extractor hood, washing machine and fridge with a gas boiler also situated within the kitchen area. The bay area benefits from three double-glazed windows, providing an excellent level of natural light.
A door leads from the living area into the bedroom, which benefits from a double-glazed window set within the eaves, a double sliding-door fitted wardrobe and built-in drawers, providing useful storage. A fire door within the bedroom provides access to the communal staircase.The bedroom also benefits from a bi-folding door opening into the shower room. The shower room is fitted with a tiled floor and part-tiled walls and comprises a corner shower cubicle, white wash hand basin and WC.

Gardens & Parking
There is no garden and Permit parking only

Services
All mains services are connected to the apartment.

Hereford Council Tax Band A

Tenure - leasehold

Location
The apartment is just a few minutes walk from all of the local amenities in Hereford's City centre including the Cathedral, King George V Playing Fields, Swimming Baths and Leisure Centre, lovely riverside walks. Hereford city has recently had the fantastic Old Market development with Waitrose supermarket, a range of restaurants and department stores and a six screen Odeon cinema.

Broadband
Broadband Download Upload Availability
Standard 8 Mbps 0.8 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 8000 Mbps 8000 Mbps Good

Networks in your area - Full Fibre, Openreach

Mobile Phone Coverage
https://www.ofcom.org.uk/mobile-coverage-checker

Anti-Money Laundering Regulations
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Notes
There is a service charge is £50 per month (£600 per annum)
Service charge covers the maintenance and lighting of the communal areas also included is the sinking fund.

There is no parking but you can get a parking permit

The leasehold is 999 years starting from 2022, no ground rent

The property is in Central Hereford conservation

Directions
From our office, turn right onto Victoria Street, go straight over the first set of traffic lights by Steels Westgate and at the Tescos roundabout take the second exit onto the ring road. Go straight through two sets of traffic lights and proceed along Bath Street. At the next set of traffic lights, the road bears to the left and becomes St Owens Street. Pass the Fire Station on your left hand side, taking the right hand turn into St James Road and the property can be found at the

