Flat 4 Bryanston House, Leominster, HR6 8JQ. Leasehold £105,000

Flat 4 Bryanston House
Leominster
HR6 8JQ

Leasehold £105,000

PROPERTY FEATURES

- First Floor Apartment
- Situated in a Converted Grade II Listed Town House
- 1 Double Bedroom
- Living Room/Dining Room
- Kitchen with Appliances
- Shower Room
- Communal Courtyard and Garden
- Allocated parking
- Close to Town Centre
- Leasehold

To view call 01568 616666

JonathanWright
estate agents

Situated in an attractive, former town house, a well presented and spacious first floor apartment offering secondary glazed accommodation to include a reception hall, good sized lounge/dining room. modern kitchen, one double bedroom, a shower room and use of communal areas to include a welcoming reception hall for residence, a communal garden and parking.
Bryanston House is well positioned for Leominster's town centre which is only a short walk away and offers good amenities which include shops and supermarkets, cafes and restaurants, a train station and sports centre.

An entrance door off South Street, opens into an attractive communal reception hall with an original staircase leading up to the first floor where an entrance door gives access into Flat 4. The entrance door opens into a reception hall with inset lighting and an intercom system opening the main front door. A door then gives access into the lounge/dining room.
The good sized lounge/dining room has a feature fireplace with a fire grate and mantel shelf over (not in use). There is a secondary glazed sash window to the rear overlooking the communal garden, a picture rail and a doorway leading into the kitchen.
The modern kitchen has working surfaces with cupboards under, built into the working surface is a 4 ringed electric hob with a stainless steel extractor hood and light over and an electric oven under. The kitchen has an integral fridge freezer, eye level cupboards, inset lighting and tiled flooring.
Off the reception hall a door opens into a utility cupboard with space and plumbing for washing machine and also houses an electric water heater.
A door from the reception hall that opens into bedroom one which is a good sized double bedroom and has an ornamental fireplace, a secondary glazed sash window overlooking gardens to the rear.
From the reception hall a door that opens into a shower room having a suite to include a shower cubicle with a glass folding door and a Mira sport electric shower over. There is also a pedestal wash hand basin and low flush WC and the shower room has an inset light, an extractor fan, a heated towel rail and frosted secondary glazed window to the rear.

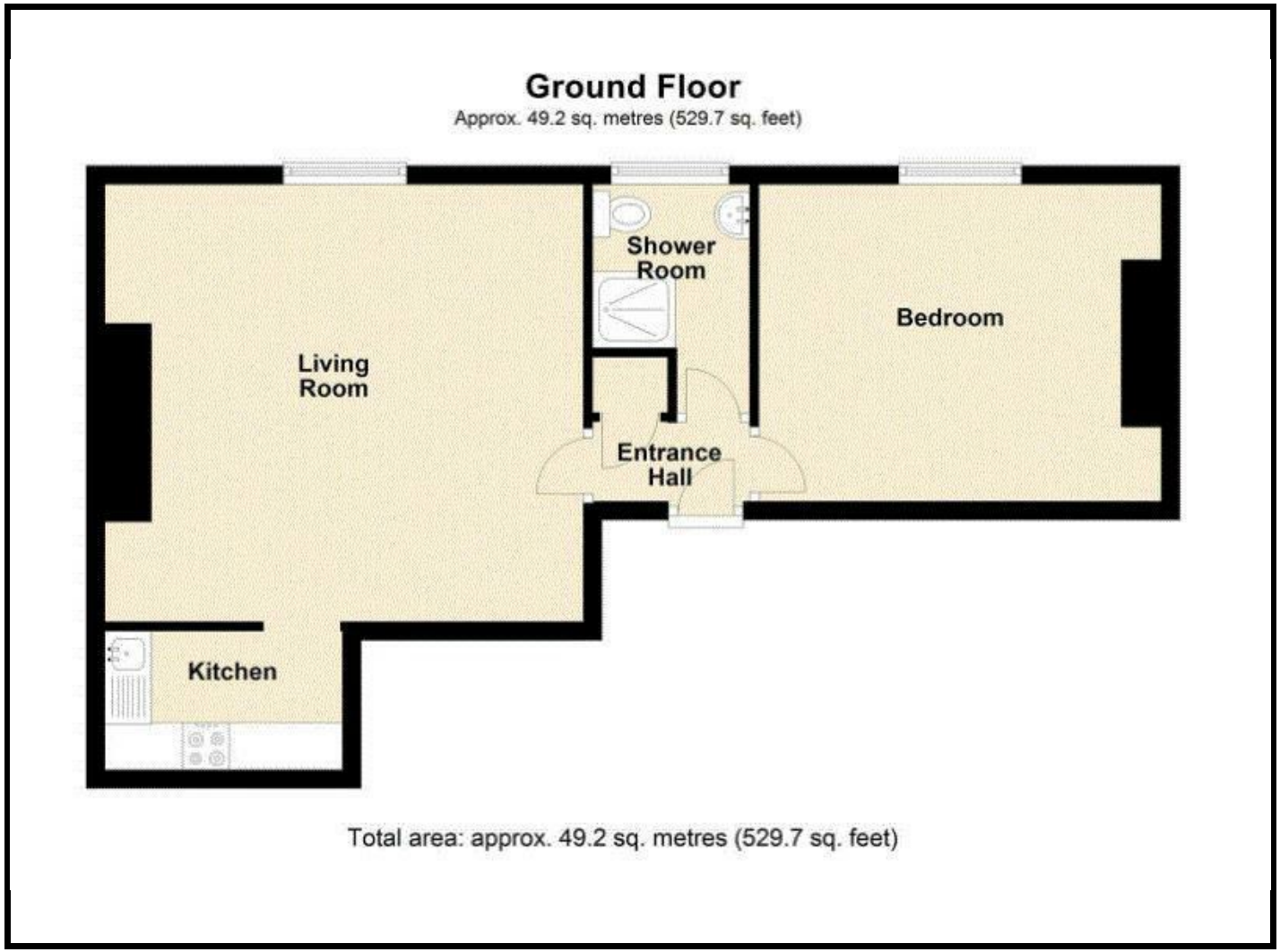
OUTSIDE
Bryanston House is only a moments walk from Leominster town centre and good amenities and has gated vehicular access to the front leading to a residents parking area with allocated parking. Also to the rear are attractive communal gardens.

LEASEHOLD INFORMATION
The property is leasehold with 102 years of the original 125 year lease remaining. A monthly service charge of £60.00 and a ground rent of £10 are payable

SERVICES
The property has mains water and mains electricity and electric heating.

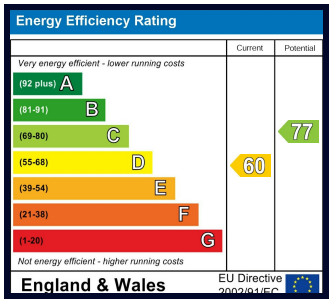
ROOMS AND SIZES

Communal Reception Hall	
Reception Hall	
Lounge/Dining Room	5.08m x 4.70m (16'8" x 15'5")
Kitchen	2.54m x 1.42m (8'4" x 4'8")
Bedroom One	4.32m x 3.38m (14'2" x 11'1")
Shower Room	



PROPERTY INFORMATION

Council Tax Band - A
Property Tenure - Leasehold



Appliances
Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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