



JonathanWright
estate agents



Bryanston House South Street, Leominster, HR6 8JQ. Leasehold £89,950

**Bryanston House South Street
Leominster
HR6 8JQ**

Leasehold £89,950

PROPERTY FEATURES

- **A Ground Floor Apartment**
- **Situated in a Converted Grade II Listed Town House**
- **1 Double Bedroom**
- **Living Room**
- **Kitchen with Appliances**
- **Shower Room**
- **Communal Courtyard Garden**
- **Allocated Parking**
- **Close to Town Centre**
- **Leasehold**

To view call 01568 616666



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A well presented ground floor apartment, situated in a sympathetically converted Grade II Listed former townhouse and offering accommodation to include a living room, kitchen, 1 double bedroom, shower room and gated access to an allocated parking space. The property is situated in a quiet residential position, just off Leominster's town centre, where a wealth of amenities can be found to include shops, supermarkets, cafes and a sports centre with swimming pool and gym.

Ideal for first time or investment buyers.

An entrance door opens to a most impressive communal reception hall, with doors off to the apartments. A private front door opens into the living room with secondary glazed, sash window to the rear and a wall mounted heater.

A door leads through to an inner hallway with a double glazed window and a storage cupboard with doors off to all other rooms.

The well fitted kitchen has working surfaces with an inset sink, base units under and matching eye level cupboards. There are a range of appliances to include an electric hob, with an oven and grill under, an extractor hood over, an integrated fridge/freezer and planned space and plumbing for a washing machine. The

kitchen also has a double glazed window to the rear.

The good size double Bedroom has a large secondary glazed sash window to the front, an electric wall mounted heater and fitted wardrobe.

The Shower Room has a suite to include an enclosed shower cubical with electric shower over, a low flush w/c and a basin. There is also a heated towel and an extractor fan.

From the main communal reception hall is access to a large Cellar providing communal storage.

OUTSIDE

From South Street is gated to access to a driveway, leading to a residents parking area, with an allocated parking space. To the rear is a communal courtyard garden.

SERVICES

Mains Electricity, Drainage and Water Council Tax Band: A

LEASEHOLD INFORMATION

A monthly combined service charge and ground rent of £70 is payable. Lease of 125 Years.

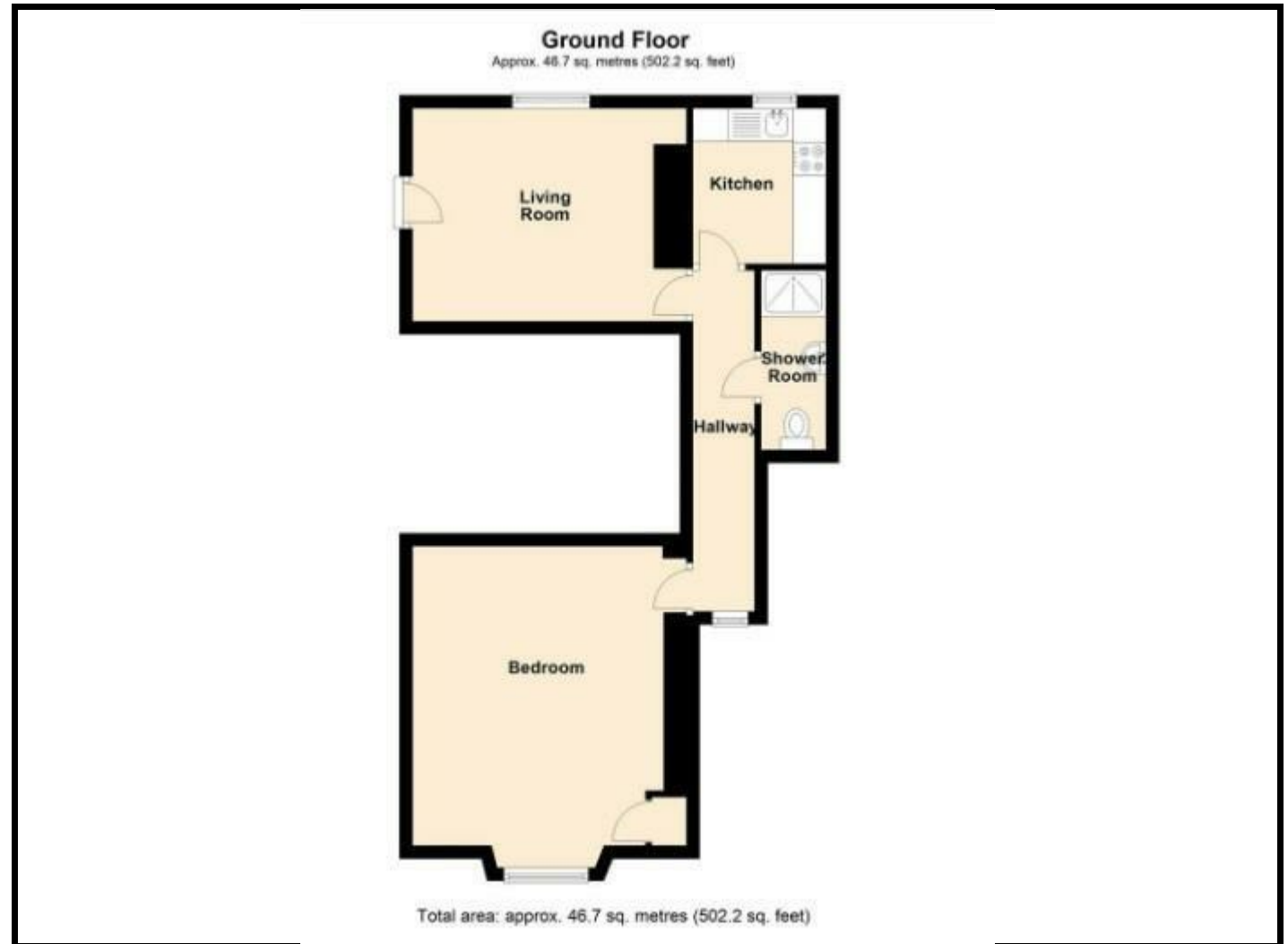
ROOMS AND SIZES

Living Room	3.81 x 3.23 (12'5" x 10'7")
Kitchen	2.36 x 2.01 (7'8" x 6'7")
Bedroom	4.57 x 3.86 (14'11" x 12'7")
Shower Room	2.72 x 0.97 (8'11" x 3'2")

PROPERTY INFORMATION

Council Tax Band - A
Property Tenure - Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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