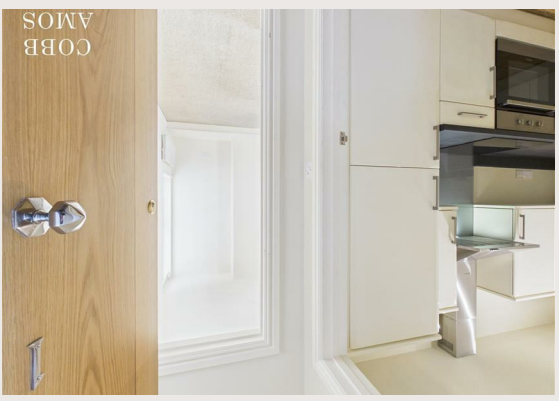


Flat 1, 24, High Street, Leominster, HR6 8LZ
Price £60,000

COBB AMOS
SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

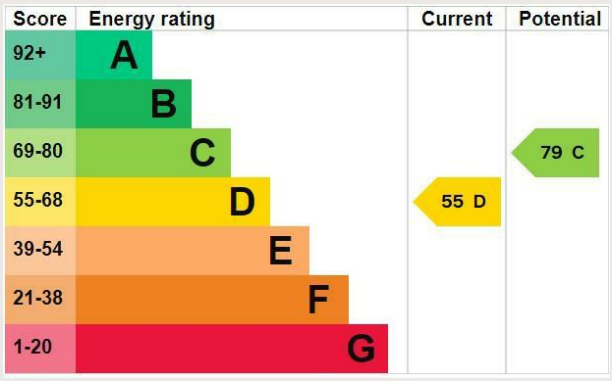
Flat 1, 24 High Street Leominster

Chain free first floor flat in central Leominster and offered for sale in ready to move into condition. Ideally located for access to local amenities and a short walk from Leominster train station. Situated on the first floor the flat comprises Entrance Lobby, Lounge, Kitchen, Bedroom with Shower Room off. Electric heating. Ideal for first time buyers or investor clients.

- Chain Free
- Central Leominster
- Ideal Investment
- Ready To Move Into
- First Floor
- Modern Fixtures

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

Material Information
Price £60,000
Tenure: Leasehold
Local Authority: Herefordshire Council
Council Tax: A
EPC: D (55)
For more material information visit www.cobbamos.com



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.

Internal features
The kitchen is a spacious room with space to dine and is fitted with matching wall and base units with all appliances integrated. The bedroom is a is a double room with a window to the front and has easy access to the shower room which is fitted with a three piece white suite.

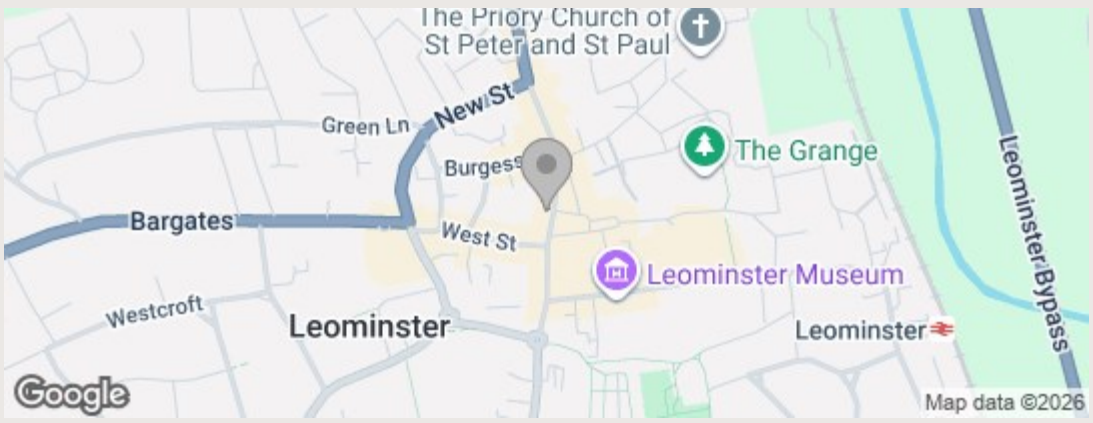
Services
Mains electricity, drainage and water are connected to the property.
Council Tax Band A.

Location
The apartment is situated just off the town centre of Leominster which is a market town of considerable note with good shopping, educational and recreational facilities attracting a wide catchment area and with a good number of visitors interested in its antique shops and weekly markets. The popular market town of Leominster boasts a wealth of local shops, primary and secondary schools, a weekly open air market, national supermarkets and a host of recreational facilities including the sports centre and swimming pool. Transport facilities are ample with good road links to larger towns and regular bus and train routes.

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 17 Mbps 1 Mbps Good
Superfast --Not available --Not available Unlikely
Ultrafast 2300 Mbps 2300 Mbps Good
Networks in your area - Openreach, Full Fibre
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage
Please follow the link below taken from Ofcom Mobile Checker:
https://www.ofcom.org.uk/mobile-coverage-checker

Agents note
117 year remaining on the lease.
£250 ground rent per annum.
£500 Service charge per annum.

Agent's Note
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

Directions
From Cobb Amos Leominster, proceed up High Street and upon reaching Shoe Zone, turn right down the passageway to the end and turn back on yourself at the end where the entrance to the flats can be found.