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Flat 15, St. Owen Court, Mill Street, HR1 2NT

An opportunity to purchase a one bedroom second floor retirement apartment with double glazing, electric heating and located within a popular development on the outskirts of the city centre.

£77,500.00 (Leasehold)

Flat 15, St. Owen Court, Mill Street, HR1 2NT

LOCATION

St Owen Court is located on the outskirts of the city centre, near the wide range of shopping and recreational facilities Hereford has to offer. In addition, the property is only a short distance from Hereford Cathedral and the castle green. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a one bedroom second floor retirement apartment within a popular development on the outskirts of the city centre. The accommodation comprises entrance hall, sitting/dining/kitchen area, bedroom and shower room. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Secure communal entrance hallway with lift and staircase leading to all floors. Number 15 will be found on the second floor where the door gives access to the;

Entrance Hall

With airing cupboard, night storage heater, vinyl flooring and access to the;

Sitting/Dining/Kitchen Area

5.59m (18'4) x 3.15m (10'4)

Sitting/dining area with rear aspect double glazed window, night storage heater and TV point.

Kitchen area has a one and a half bowl sink drainer unit with work surfaces, tiled splashbacks, base units under with matching wall units. Plumbing and space for washing machine and vinyl flooring.



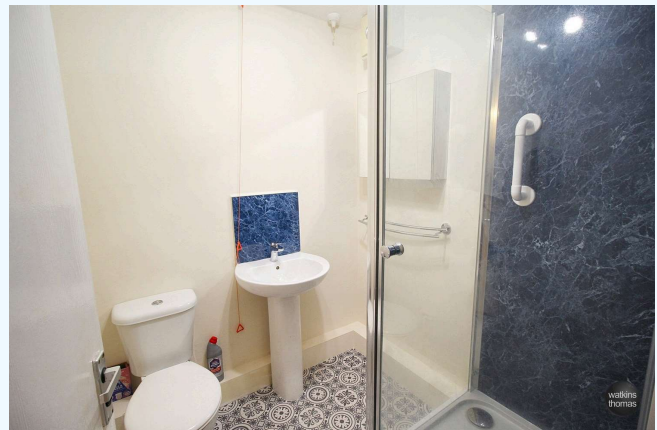
Bedroom

2.82m (9'3) x 2.69m (8'10)

With rear aspect double glazed window and night storage heater.

Shower Room

With shower cubicle and electric shower, shower boarded surround, pedestal mounted wash hand basin, low flush WC, extractor fan and vinyl flooring.



OUTSIDE:

St Owen Court has the benefit of an attractive communal garden area, backing onto the 'City Walls'.

COUNCIL TAX BAND A

Made payable to Herefordshire Council.

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BROADBAND & MOBILE PHONE COVERAGE

Broadband - Superfast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

Tenure & Service Charges

The property is leasehold. The lease term is 99 years from the 18th July 1991. The current quarterly ground rent and service charge is £446.

Agent's Note

St Owen Court is a scheme of retirement flats which can only be occupied by a person who has attained the age of 55 years.

SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From Hereford city centre, proceed along St Owen Street and at the traffic lights, St Owen Court will be identified on the right hand side by the agent for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

14th November 2025

ID41735

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 80 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Approx Gross Internal Area
34 sq m / 363 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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