









Flats 6 and 7, 29, West Street, Leominster, HR6 8EP

Offers In The Region Of £105,000

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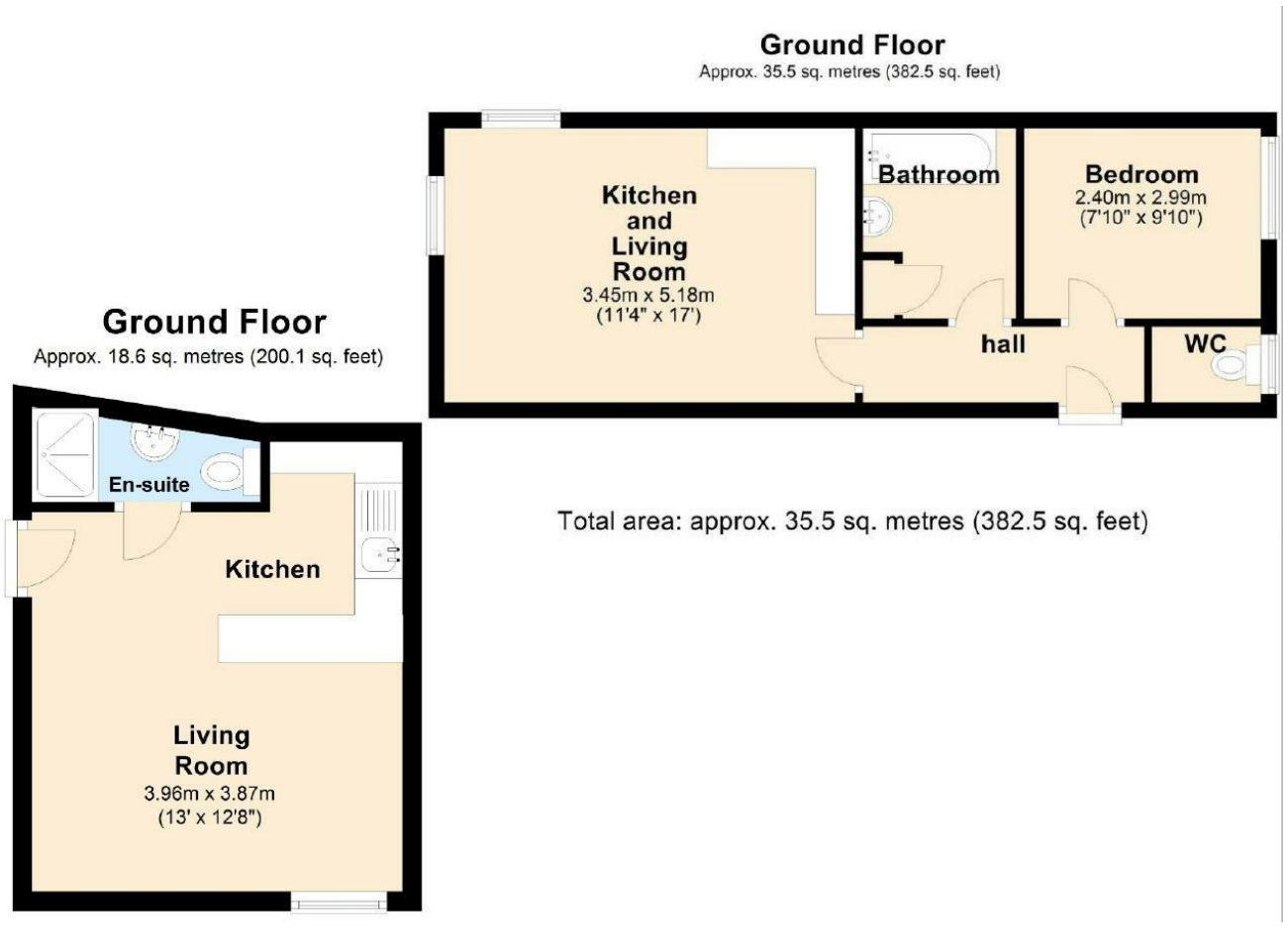
Flats 6 and 7, 29 West Street Leominster

INVESTMENT OPPORTUNITY

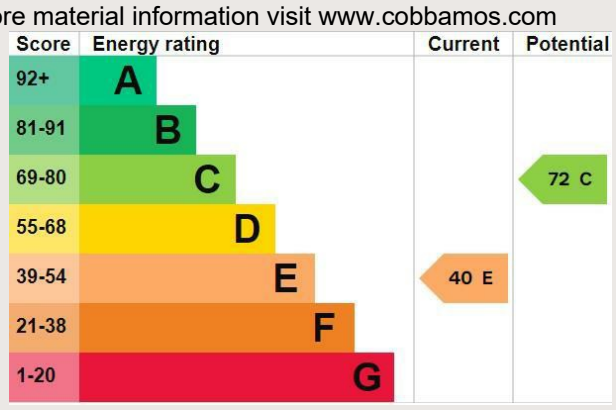
An opportunity to acquire two flats within the market town of Leominster. Flat 6 is a one bedroom with Flat 7 a studio. The properties have been let with a combined income of £845

- Investment opportunity
- Two flats, both tenanted
- Yield of xx%
- Town centre location

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



Material Information
Offers In The Region Of £105,000
Tenure: Leasehold
Local Authority: Herefordshire
Council Tax: A
EPC: E (40)
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.

Introduction
Situated within the centre of the market town of Leominster are Flat 6 and Flat 7 which comprise; flat 6 - open plan kitchen, living area, one double bedroom and bathroom. Flat 7 - an open plan kitchen bedroom/living area with shower room. Both flats are currently tenanted with flat 6 achieving £500 pcm and flat 7 £345 pcm.

Flat 6
The front door opens to the entrance hall. The open plan kitchen/living room has a window to the front. There is a kitchen area with laminate flooring, built in wall and base units with a stainless steel sink. There is space for an electric cooker, fridge freezer and washing machine. The bedroom is a double with a window to the rear. The bathroom is fitted with a WC, basin and bath which has a shower over.

Flat 7
The front door opens into the studio flat where there is space for a double bed or sofa bed. The kitchen area has laminate flooring and fitted with wall and base units with a stainless steel sink. There is space for an electric oven, washing machine and fridge freezer. The shower room is fitted with a WC, basin and shower cubicle.

Location
The flats are within the centre of the town of Leominster town centre. This is a popular market town and boasts a wealth of local shops, a weekly open air market, national supermarkets and a host of recreational facilities.
Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

Services
Mains electricity, water and drainage are connected.
Each flat is Council Tax Band A

Agents Note
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.

Directions
From our office, proceed south down the High Street and take the following right hand turn onto West Street. Continue along the road where the entrance to the property is located on the right hand side.

