

for sale

£115,000



Flat 1 St. James Road Hereford HR1 2QS

A one-bedroom ground floor apartment in a converted period building in the popular St James area. Within walking distance of the city centre, hospital and transport links, it offers modern décor, gas central heating, double glazing and underfloor heating.

# Flat 1 St. James Road Hereford HR1 2QS

## Approach

The property has walled boundaries with a communal garden, shared with 3 other flats, from the road is a path which leads to the front door there is a raised bed.

## Entrance Porch

Double glazed door to front, ceiling light point, plumbing for washing machine and space for fridge freezer to the right and door to following.

## Kitchen

9' 11" x 6' 9" ( 3.02m x 2.06m )

A fitted kitchen with wall and base units, one bowl sink and drainer, integrated electric oven, hob and cooker hood over, central heating radiator.

## Lounge

14' 11" x 13' 9" ( 4.55m x 4.19m )

With underfloor heating, the lounge further boasts double glazed bay window to front elevation, central heating radiator, period feature fireplace and a ceiling light point.

## Bedroom

11' 1" x 8' 11" ( 3.38m x 2.72m )

Double glazed window to rear elevation, storage cupboard, central heating radiator, ceiling light point and Shower cubicle.

## Cloakroom

Compromising a low flush WC.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref: HER316014 - 0015

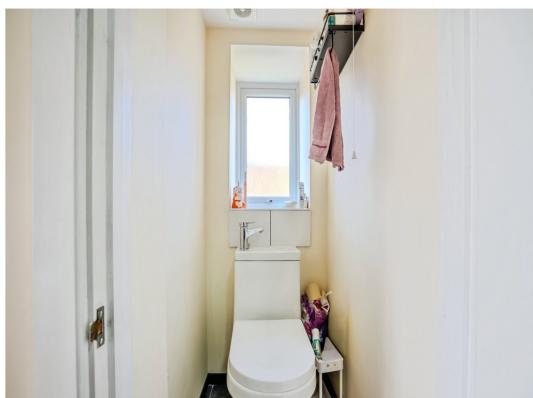
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Mar 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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