



5 MUNDI COURT FRIARS STREET HEREFORD HR4 0DA

£125,000
LEASEHOLD

Situated a short walk from Hereford City Centre, a ground floor two bedroom flat being offered for sale with no onward chain. The property benefits from allocated parking, a long lease and would make an ideal purchase for a first time buyer or investor. A viewing is highly recommended.



5 MUNDI COURT FRIARS STREET

- Walking distance from the City Centre • Sold with no onward chain • Two bedroom ground floor flat • Ideal for first time buyers/investors • Allocated parking • Long lease



Ground Floor

With entrance door leading into the communal entrance hall where the door for flat 5 is found.

Flat 5

With entrance door leading into the

Entrance Hallway

With wood effect flooring, ceiling light point, smoke alarm, airing cupboard housing the hot water cylinder and doors leading into the

Open Plan Living

With fitted contrasting wall and base units to the kitchen with work surface space over, stainless steel sink and drainer unit with integrated appliances to include four ring electric hob with oven below and cooker hood over, integrated washer/dryer and under counter fridge with freezer compartment, there is ample space for both living and dining with wood effect flooring, a large double glazed window, wall mounted electric heater and tv points.

Bedroom One

A good sized double bedroom with fitted carpet, ceiling light point, wall mounted electric heater and double glazed window.

Bedroom Two

With fitted carpet, wall mounted electric heater, useful built in wardrobes and drawers, ceiling light point and double glazed window.

Bathroom

A modern three piece suite comprising panelled bath with mains fitment shower head over and tiled surround, pedestal wash hand basin, low flush w/c, chrome heated towel rail, tiled floor, ceiling light point and extractor.

Outside

The property benefits from an allocated parking space. There is also the use of a communal bin store.

Directions

From the Flint & Cook Hereford office, proceed along King Street heading towards the traffic lights. Proceed over the traffic lights towards Barton Road taking the first right hand turning onto Friars Street, continue along Friars Street and then Mundi Court is found on the left hand side.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity and drainage are connected. Electric heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Leasehold with 241 years remaining.

Service charge - £1236 (paid in two instalments)

Ground rent - £250 per annum

Vacant possession on completion.

Viewing Arrangements

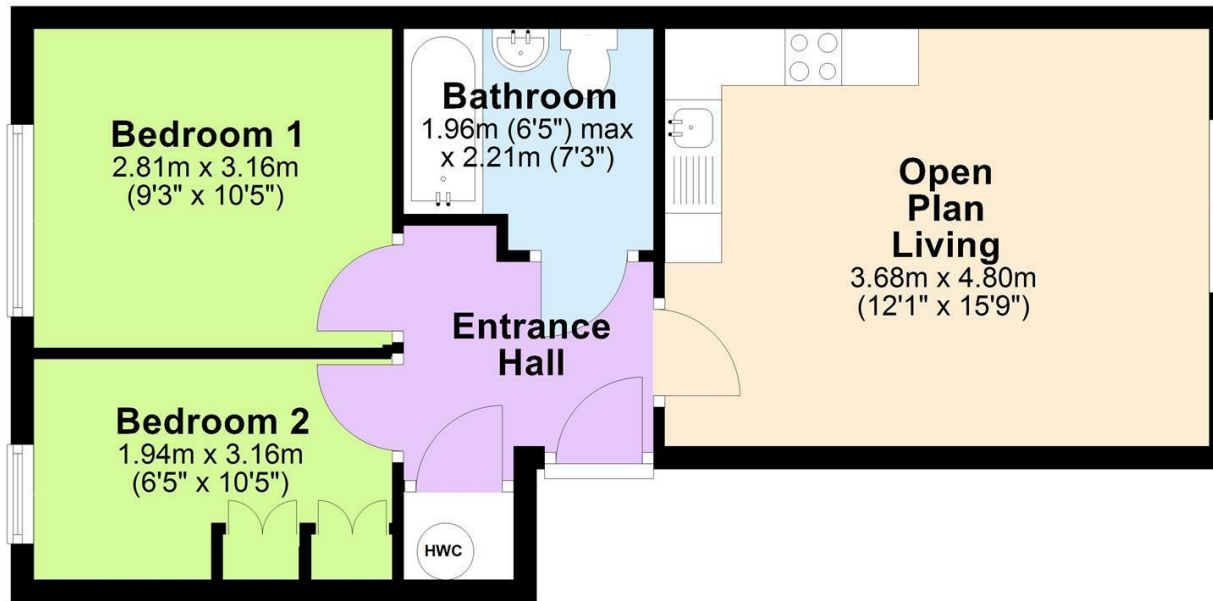
Strictly by appointment through the Agent (01432) 355455.

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Ground Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



Total area: approx. 43.2 sq. metres (464.9 sq. feet)

EPC Rating: D **HEREFORD Council Tax Band: A**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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