



JonathanWright
estate agents



Flat 7, 40, South Street, Leominster, HR6 8JF. No Onward Chain £69,500

**Flat 7, 40, South Street
Leominster
HR6 8JF**

No Onward Chain £69,500

PROPERTY FEATURES

- 2nd Floor Flat
- 1 Bedroom
- Sitting Room
- Kitchen
- Bathroom
- Communal Drying Area & Garden Shed
- Gas Central Heating
- Close To Town Centre



To view call 01568 616666



JonathanWright
estate agents



Situated on a renovated character building, converted into several flats, all self contained with flat 7 situated on the 2nd floor, offering gas fired centrally heated living accommodation with a reception hall, sitting room, kitchen, 1 bedroom, bathroom with shower over and outside a communal drying area and garden shed.

The property is within moments walking distance of Leominster's town centre and amenities, leisure centre and swimming pool and although there is no residents parking, parking can be found nearby in various carparks.

The property is offered for sale with no-ongoing chain and viewing is strictly by appointment with the selling agents.

Details of Flat 7, 40 South Street, Leominster are as follows:

The property is a second floor flat. An entrance door to the front gives telephone entry system into the development, having its own front door opening into an L shaped hallway with lighting, smoke alarm, entry telephone, power points, panelled radiator and a door opening into the sitting room.

The sitting room has a leaded glazed window to rear, panelled radiator, ceiling light, power points and a door opening into the kitchen.

The galley style kitchen has units to include an inset stainless steel, single drainer sink unit, working surfaces to either side and base units of cupboards and drawers. There is planned space

for an electric cooker, extractor hood with light over, space and plumbing for an automatic washing machine, eye-level cupboards, tiled splashbacks, ceiling light, power points and a wall mounted gas fired combination boiler heating hot water and radiators as listed.

From the reception hall a door opens into the bathroom having a suite in white of a panelled bath, mixer tap shower over, low flush W.C, wash hand basin, panelled radiator, lighting and an extractor fan.

Opposite the bathroom is a door opening into the bedroom.

The bedroom has a leaded glazed window to rear, ceiling light, wall lighting, power points and a panelled radiator.

AGENTS NOTE.

The flats have access to a small drying area and communal garden shed to rear.

There is no designated parking and pedestrian access only.

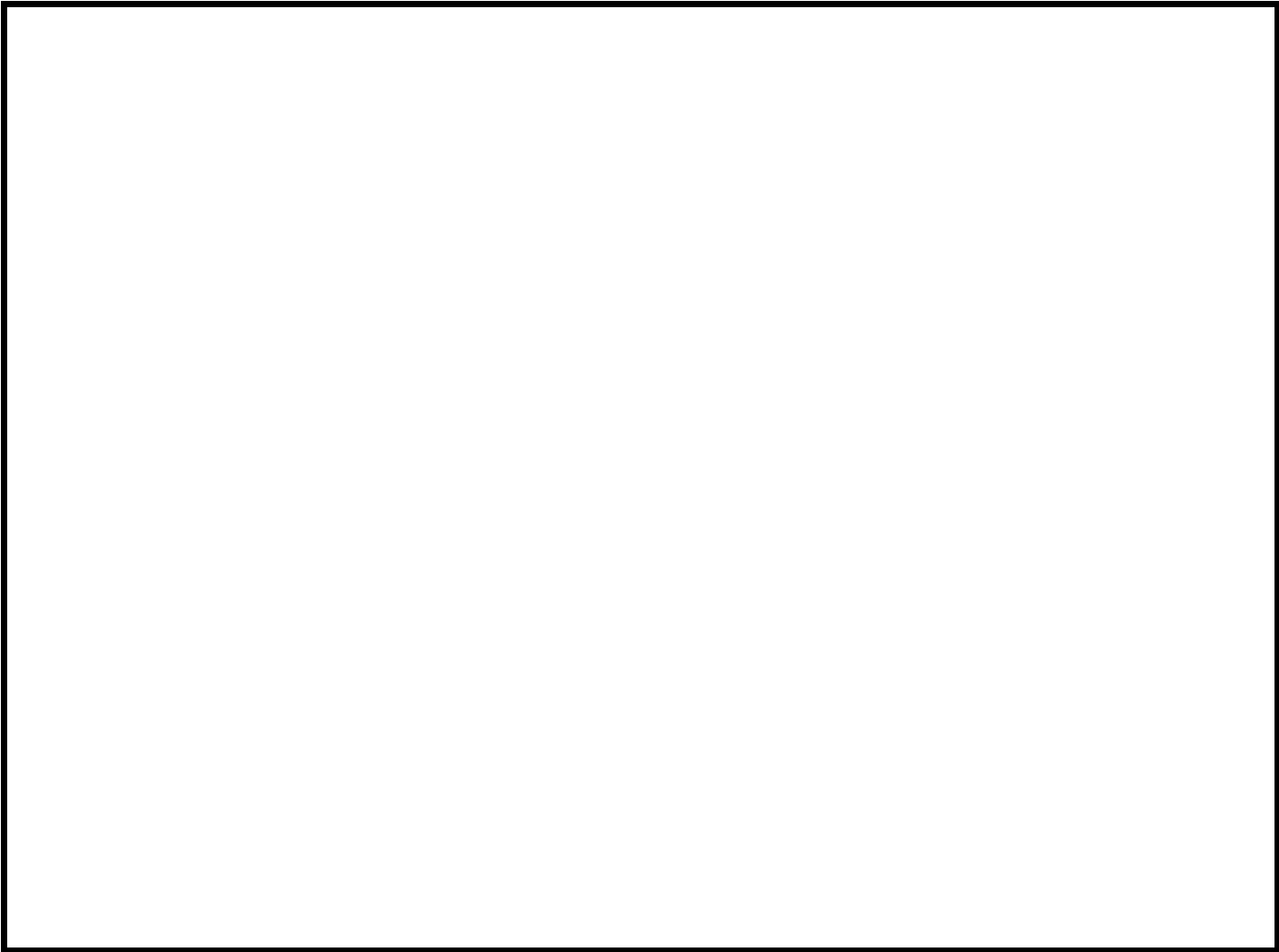
Lease Details: The lease commenced 1st January 2008 for a term of 125 years. The Ground Rent is £150.00 per annum and there is a maintenance charge, paid half yearly, of £237.39.

SERVICES.

All mains services are connected and gas fired central heating.

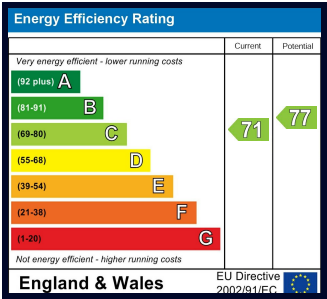
ROOMS AND SIZES

Hallway	
Sitting Room	3.35m x 3.10m (11' x 10'2")
Kitchen	2.57m x 1.40m (8'5" x 4'7")
Bathroom	
Bedroom One	2.44m 2.24m (8' 7'4")



PROPERTY INFORMATION

Council Tax Band - A
Property Tenure - Leasehold



Appliances
Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.
Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.