



18, Belmont Court, Hereford, HR2 7LR
Guide Price £110,000

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18 Belmont Court Hereford

An ideal first time or investment purchase, a purpose built one bedroom first floor flat that is ideally located for access to Hereford's City Centre and has just been completely re-decorated. Further benefits include an allocated parking space and the property being offered with NO ONWARD CHAIN.

- First Floor Flat
- One Bedroom
- Open Plan Living Space
- Allocated Parking Space
- NO ONWARD CHAIN

Material Information

Guide Price £110,000

Tenure: Leasehold

For further information about the lease, please see 'Lease Details' below.

Local Authority:

Council Tax: A

EPC: C (70)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70 c	79 c
39-54	E		
21-38	F		
1-20	G		

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

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Approximate total area⁽¹⁾
331.19 ft²
30.77 m²

(1) Excluding balconies and terraces
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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

This one bedroom first floor flat is ideally located for access to the city centre and also has good local amenities close by and would ideally suit both first time and investment buyers.

Property description

On entering through the communal door, stairs take you to the flat which has a hallway and doors in to all the rooms. Open plan living room and kitchen that has a selection of wall and base units with inset sink and drainer, space for cooker and washing machine. Bedroom which is currently being used just for storage but will fit a double bed, bathroom is fitted with a white suite comprising bath with shower over, wash hand basin set in to a vanity unite and close coupled WC.

Gardens & parking

There is an area of communal lawn and the property comes with an allocated parking space.

Location

The property is conveniently located just half a mile from Hereford City centre in the well-established area of Belmont. A wealth of amenities can be found nearby to include both Asda and Tesco superstores, a choice of further convenience shops, schools and takeaway food stores. Hereford City centre offers an abundance of shops, stores, restaurants and bars whilst the Hereford County Hospital and railway station are both located on the Eastern fringe of the City centre.

Services

Mains electricity, water and drainage are connected.

Herefordshire council tax band - A

Tenure - Leasehold, 999 years from 28 Feb 1986.

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

The property is situated, just outside of the City centre, with many amenities in easy reach. On leaving via the A465, take the first right onto Belmont Avenue, then take the first left into Belmont Court and look for our for sale board.



