



OVER ROSS STREET ROSS-ON-WYE HR9 7AS

Asking Price £140,000
LEASEHOLD - SHARE OF FREEHOLD

This superb first floor apartment is conveniently located just a short distance from the town centre and is well placed for access to a range of educational, recreational and shopping amenities together with an adjoining public car park with season tickets available.

Kings Acre Mews is an exclusive development of just 8 properties accessed via a gated entrance, constructed approximately 15 years ago by a local developer. Number 7 has been upgraded with a high quality fitted bathroom and is well presented with double glazing and has central heating. Ideal for first time buyers, retirement or as an Airbnb style investment, with a lockable storage shed and enclosed and private courtyard style garden we highly recommend an inspection.



OVER ROSS STREET

- 1 Bedroom • Private garden • Close to town centre • Mews style development • first floor apartment • Gas Central Heating & Double Glazing



Full Description

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Hall

Central heating programmer, window

Open Plan Kitchen / Living Room

With double doors to a Juliet balcony with a further window, radiator, down lighters. The kitchen area is fitted with a range of oak style base and wall mounted units with work surfaces, tiled splash backs, sink unit, plumbing for dishwasher, space for a fridge, built in electric oven, 4 ring hob, extractor hood.

Bedroom

With radiator and window

Bathroom

With high quality fittings comprising a shower bath with mains over head and hand held fittings, glazed screen, mixer tap, wash hand basin with cupboards under, WC, ladder style radiator, wall mounted sensor touch mirror, cupboard housing the central heating boiler, down lighters extractor fan.

Outside

There is a communal entrance with lockable storage shed and staircase leading to the front entrance with rubberised matting. Lower access via a gate to the enclosed private garden area with a patio, retaining wall and numerous shrubs.

Agents Note

There is no formal parking with the property but adjoining is the Kings Acre upper car park within which a season ticket for parking can be purchased for £429.00 per annum. There is no ground rent or services charges.

Outgoings

Council tax band B.

Water and drainage - rates are payable.

Tenure & Possession

Share of the Freehold. Leasehold with 110 years remaining.

Vacant possession on completion.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Directions

From Broad Street continue down to the Five Ways junction and proceed straight over where the property will be found on the right hand side, before the entrance to the car park.

Money Laundering Regulations

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

Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

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.

OVER ROSS STREET





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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

EPC Rating: D Hereford Council Tax Band: B

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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