



Flat 1, Waterloo Rooms, Vicarage Street, Leominster, HR6 8DS. No Onward Chain £140,000

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Leominster
HR6 8DS**

No Onward Chain £140,000

PROPERTY FEATURES

- **Ground Floor Apartment**
- **2 Good Size bedrooms**
- **Well presented throughout**
- **Sitting Room**
- **kitchen/Dining Room**
- **Modern Fitted Shower Room**
- **Double Glazed**
- **2 Parking Spaces**
- **Communal Riverside Terraced Garden**
- **Close To Town Centre**

To view call 01568 616666





An exciting opportunity for investment, holiday let or first time buyers, to purchase an extremely well presented and spacious ground floor apartment offering UPVC double glazed accommodation to include a sitting room, kitchen/dining room, 2 good size bedrooms, a modern fitted shower room and outside, parking to the front for 2 vehicles and an attractive and secure communal riverside garden. Waterloo Rooms is situated in an appealing and tucked away position close to Leominster's town centre and amenities to include a wide variety of shops, supermarket's, cafes and restaurants. Leominster is also home to the historic Grange Park and Priory Church and also has a train station with regular services to the nearby cathedral city of Hereford.

The property is an extremely well presented and spacious ground floor apartment. A composite entrance door opens into a spacious and light sitting room having a UPVC double glazed sash window to front, wall mounted electric night storage heater, plenty of power points and a door with steps leading down to the kitchen/dining room. The kitchen/dining room has a working surface with an inset stainless steel sink unit with a cupboard and space and plumbing under for a washing machine. The working surfaces continue with cupboards under and there is also a space for an upright fridge freezer, eye-level cupboards and a UPVC double glazed window to side with deep tiled window sill. The kitchen also has tiling to splashbacks, vinyl floor covering and room for dining table.

From the kitchen/dining room a door opens into bedroom one. Bedroom one is a good size bedroom and has ample room for bedroom furniture, a modern wall mounted electric heater and a UPVC double glazed window to rear with an attractive outlook over the River Kenwater.

From the kitchen/dining room a door opens into Bedroom two. Bedroom two is also a generously sized bedroom and would also make an excellent office having a UPVC double glazed window to rear with an attractive riverside outlook and a wall mounted electric heater.

From sitting room a door opens into an inner hallway with a door into a large airing cupboard housing a factory insulated hot water cylinder with shelving and a door opening into a shower room. The shower room has a modern suite to include a

large shower tray with glass shower screen and a Mira electric shower over, wash hand basin with vanity unit under and a low flush W.C. The shower room has tiled splashbacks, frosted UPVC double glazed window to front, heated towel rail and an extractor fan.

OUTSIDE.

The property is situated in a most attractive and tucked away position close to Leominster's town centre and good amenities. To the front is a courtyard with parking to the front of the apartment and also a parking space set to the side. To the side of the property is a small useful outside storage cupboard and secure gated access to the rear opening to a residents garden.

GARDEN.

The communal garden provides a lovely seating area for residents overlooking the River Kenwater and is for use of the residents of Waterloo Rooms only.

SERVICES.

The property has mains water, mains drainage, mains electricity and modern electric heaters.

AGENTS NOTE.

The property has been recently modernised to include new rendering and paintwork to the front of the property, new floor coverings, decorated throughout and recently installed UPVC double glazed windows.

LEASEHOLD.

The property has 969 years remaining of a 999 year lease. Fees include £54.00 annually for the ground rent and £30.00 monthly for the Service Charge. The freehold is owned by Hammond Properties as from the 22nd August 2024.

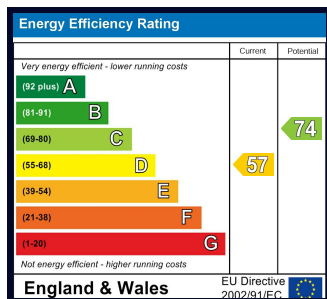
ROOMS AND SIZES

Sitting Room	4.34m x 3.45m (14'3" x 11'4")
Kitchen/Dining Room	5.26m x 2.18m (17'3" x 7'2")
Bedroom One	3.20m x 2.51m (10'6" x 8'3")
Bedroom Two	3.18m x 2.62m (10'5" x 8'7")
Shower Room	2.64m x 1.40m (8'8" x 4'7")

Residents Riverside Garden

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.

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