



**Flat 4, 24 High Street, Leominster, HR6 8LZ. No Onward Chain £65,000**

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Leominster  
HR6 8LZ**

**No Onward Chain £65,000**

### **PROPERTY FEATURES**

- **Apartment**
- **3rd Floor**
- **1 Bedroom**
- **Open Plan Sitting Room/Kitchen**
- **Shower Room**
- **Car Park With Council Permits**
- **Close To All Facilities**
- **Leasehold**



**To view call 01568 616666**



**JonathanWright**  
estate agents



Situated within a character building, having been converted into 5 flats, with flat 4 being on the 3rd floor and having accommodation to include an open plan sitting room/kitchen with built-in appliances, 1 bedroom with a door off to a shower room, vanity wash hand basin and a low flush W.C, with access gained into the development through a secure front entrance door with stairs up to the individual flats.

Leominster has an excellent range of shopping facilities all on the doorstep of flat number 4 and there is also parking available either on street or with council car parks offering permits that can be purchased.

The property is offered for sale with no-ongoing chain and viewing is strictly by appointment with the selling agents. The full particulars of Flat 4, 24 High Street, Leominster are further described as follows:

The property is a modern flat situated on the 3rd floor of a modernised building with a secure door entry system with stairs up to flat 4 opening into a enclosed hall.

The hall has a fire alarm, lighting, telephone entry system, power points and telephone point to BT regulations. A door from the hall opens into the open plan sitting room/kitchen.

The modern kitchen has an inset stainless steel, single drainer sink unit, working surfaces, and base units under of cupboards and drawers. There is an inset 4 ring ceramic hob, extractor hood with light over and a fan assisted electric oven with grill under. To the side in a tall housing unit is a built-in fridge/freezer, built-in, new Indesit washing machine.

There are matching eye-level cupboards, power points, extractor hood and spotlighting.

The sitting area has additional lighting, an electric convector heater, sash cord window to rear, overlooking adjoining rooftops and additional power points.

The bedroom has a sash cord window with roof top views, ceiling light, power points, an electric convector heater, a door opening into a built-in wardrobe with hanging rail and to the side a door opening into the shower room.

The shower room has a Triton electric shower, wet board panelling, a vanity wash hand basin to side, mixer tap over, cupboard under, low flush W.C, extractor fan, lighting and a down flow electric heater.

#### OUTSIDE.

The flat can be approached either off the main High Street or the central carpark to rear, where we understand parking permits with the local council can be organised.

There is pedestrian access only to the entrance of the small complex with all amenities within a few moments walking distance.

#### SERVICES.

Mains electricity, mains water, mains drainage and telephone to BT regulations.

#### AGENTS NOTE.

There is 115 years remaining on the lease and there is an Annual Charge of £250.00. A Service Charge £220.00 approximately for building insurance and a small peppercorn rent for the ground rent.

## ROOMS AND SIZES

Secure Entrance Door

Hallway

Sitting Room/ Kitchen 4.11m x 3.96m (13'6" x 13')

Bedroom 3.40m x 2.90m (11'2" x 9'6")

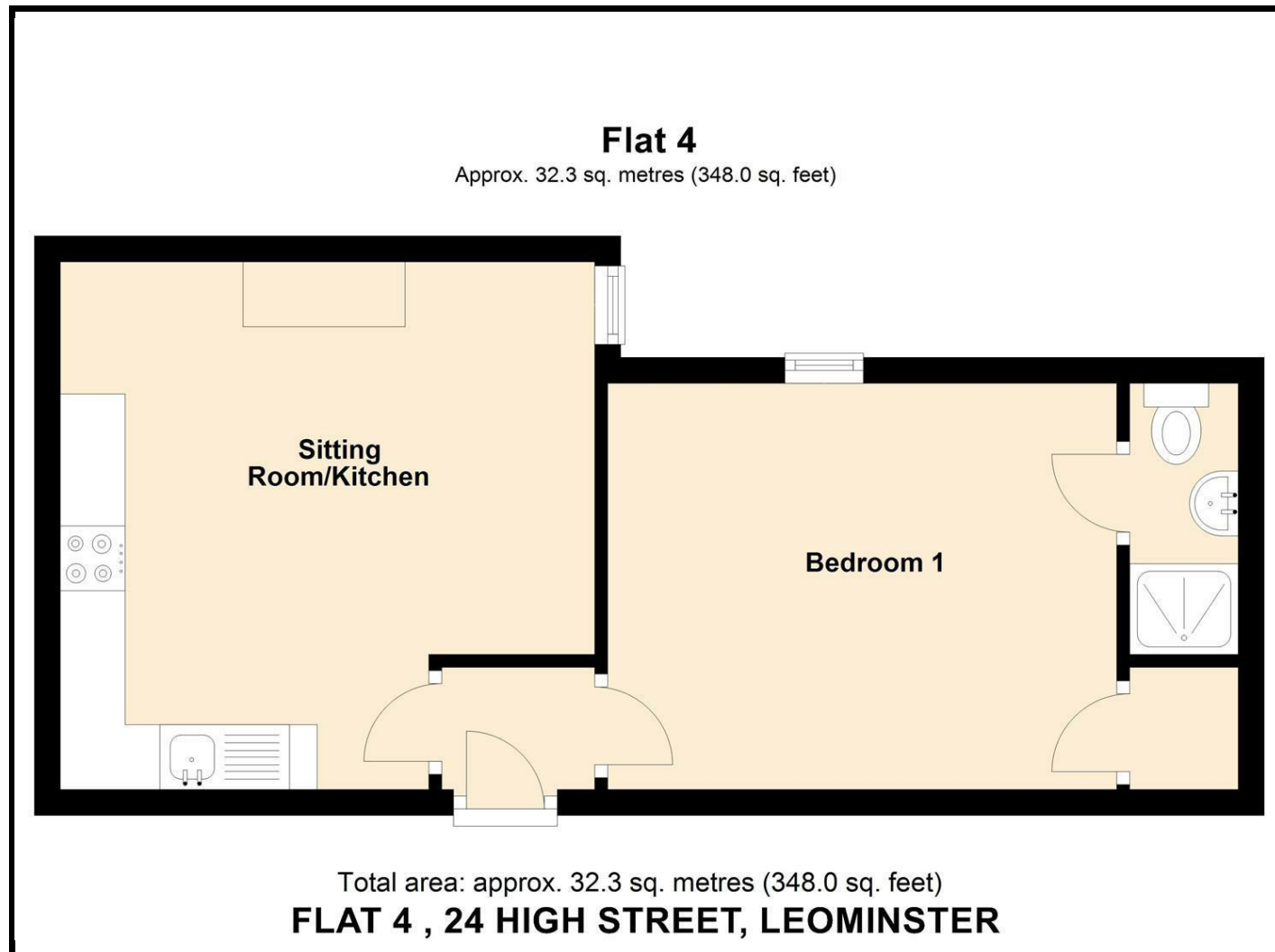
Shower Room

## PROPERTY INFORMATION

Council Tax Band - A

Property Tenure - Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### 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.