Bryanston House South Street, Leominster, HR6 8JQ. Leasehold £89,950

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PROPERTY FEATURES

- A Ground Floor Apartment
- Situated in a Converted Grade II Listed Town House
- 1 Double Bedroom
- Living Room
- Kitchen with Appliances
- Shower Room
- Communal Courtyard Garden
- Allocated Parking
- Close to Town Centre
- Leasehold

To view call 01568 616666

JonathanWright
estate agents

A well presented ground floor apartment, situated in a sympathetically converted Grade II Listed former townhouse and offering accommodation to include a living room, kitchen, 1 double bedroom, shower room and gated access to an allocated parking space.
The property is situated in a quiet residential position, just off Leominster's town centre, where a wealth of amenities can be found to include shops, supermarkets, cafes and a sports centre with swimming pool and gym.

Ideal for fist time or investment buyers.

An entrance door opens to a most impressive communal reception hall, with doors off to the apartments. A private front door opens into the living room with secondary glazed, sash window to the rear and a wall mounted heater.
A door leads through to an inner hallway with a double glazed window and a storage cupboard with doors off to all other rooms.
The well fitted kitchen has working surfaces with an inset sink, base units under and matching eye level cupboards. There are a range of appliances to include an electric hob, with an oven and grill under, an extractor hood over, an integrated fridge/freezer and planned space and plumbing for a washing machine. The kitchen also has a double glazed window to the rear.
The good size double Bedroom has a large secondary glazed sash window to the front, an electric wall mounted heater and fitted wardrobe.
The Shower Room has a suite to include an enclosed shower cubical with electric shower over, la ow flush w/c and a basin. There is also a heated towel and an extractor fan.
From the main communal reception hall is access to a large Cellar providing communal storage.

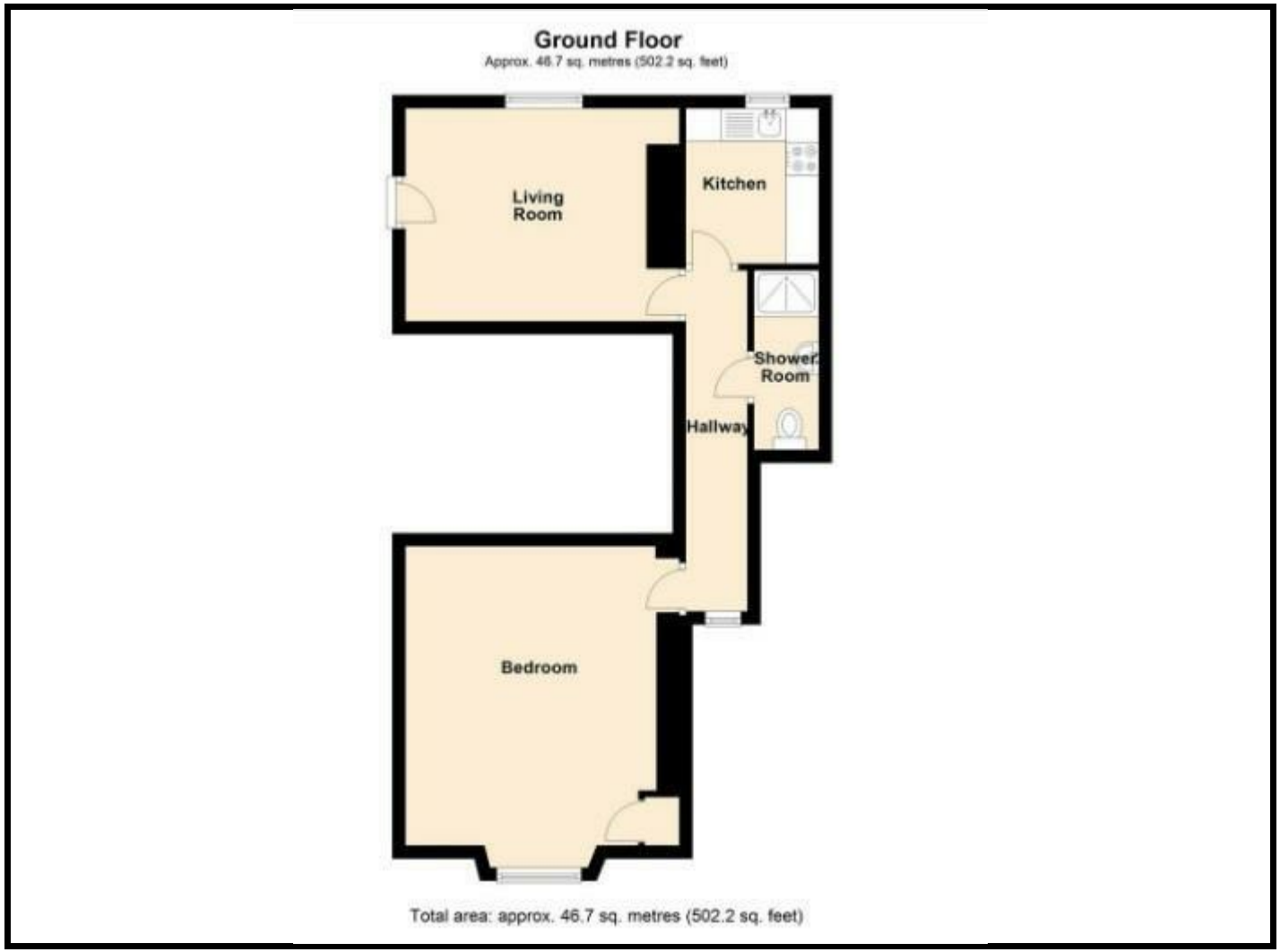
OUTSIDE
From South Street is gated to access to a driveway, leading to to a residents parking area, with an allocated parking space. To the rear is a communal courtyard garden.

SERVICES
Mains Electricity, Drainage and Water
Council Tax Band: A

LEASEHOLD INFORMATION
A monthly combined service charge and ground rent of £70 is payable.
The property is leasehold with 102 years of the original 125 year lease remaining.

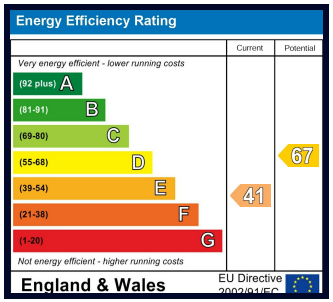
ROOMS AND SIZES

Living Room	3.81 x 3.23 (12'5" x 10'7")
Kitchen	2.36 x 2.01 (7'8" x 6'7")
Bedroom	4.57 x 3.86 (14'11" x 12'7")
Shower Room	2.72 x 0.97 (8'11" x 3'2")



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.

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