



Garden Apartment Wyebridge House, 23-24 Bridge Street, Hereford,

£70,000

jackson
property

Garden Apartment Wyebridge House 23-24 Bridge Street Hereford

- Riverside Ground Floor Apartment
- 1 Bedroom with Storage
- Lounge with Separate Kitchen
- Potential Holiday Let
- Fully Renovated
- Sold with No Onward Chain

Situation

The property enjoys easy access to all city amenities including shops, restaurants and independent cafes. In just a few moments you can escape from the active city to this unique town location. Nearby are beautiful river views, walks along the Old Bridge, Victoria Bridge, and Bishops Meadows. Hereford Leisure Pool provides excellent sport facilities with a swimming pool and gym.

Description

This ground floor apartment has recently been fully renovated and is neutrally decorated throughout. The living room has tiled flooring, window to the front, storage cupboard and feature fire place,

The kitchen is fitted with modern wall and base units with working surface over, electric cooker, space and plumbing for appliances, brick built feature fireplace and space for a dining table.

There is a large double bedroom has a tiled floor and fitted wardrobe. The bathroom has been re-fitted with a three piece white suite comprising; bath with shower over, WC and sink unit.

Externally there is a small courtyard space for seating, along with an allocated parking space.

Agents Notes & Flooding guidance

999 year lease commenced in 1989. There is a service charge of £30 per

month. An annual charge of £169 is payable for the maintenance of communal areas.

The current vendor has got buildings insurance which is transferable via the Flood Rescheme. The property has flooded and the vendor made 3 insurance claims over the past 3 years.

Services & Expenditure

Services Connected: All mains Service are connected
Council Tax Band: A
Broadband availability: 80 Mbps Superfast Available

Lease Information

The property is sold with a Share of Freehold. The 999 year lease commenced in 1989 with 966 years remaining. There is a £30 month service charge plus buildings insurance.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779.

Viewings to be conducted under our viewings policies, copies of which can be found on www.bill-jackson.co.uk

Jackson Property

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this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

Services & Expenditure notes have been taken from <https://checker.ofcom.org.uk/> and <https://www.gov.uk/council-tax-bands>

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.





Ground Floor

Approx. 68.3 sq. metres (734.7 sq. feet)



Total area: approx. 68.3 sq. metres (734.7 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

Garden Flat, Bridge Street, Hereford

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | 68 | 78 |
| England & Wales | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.