



## 1 bed apartment to buy in HR1

Commercial Street, Hereford, Hereford,  
Herefordshire, HR1 2EH





**£55,000** Starting Bid

 x1
  x1
  x1

Tenure

**Leasehold**

## Property features

-  Being Sold via Secure Sale online bidding. Terms and Conditions
-  Open Plan Kitchen/ Reception
-  Triple Glazed Windows with Secondary Glazing
-  EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

A Recently Converted Modern Second Floor Apartment, set within an iconic building in Hereford City Centre. The central location offers easy access to shops, restaurants, hospital and transport links such as the Bus and Railway Station. All Offered With No Onward Chain.

Entrance Hall – Open Plan Kitchen/Dining/Sitting Room – Double Bedroom – Bathroom – Airing Cupboard – Secure Basement Storage Unit

Easy, low maintenance living with the additional benefit of triple glazed windows and secondary glazing units to keep city noise to a minimum. Stair access to apartments with secure, ground level bin store.

Located in the The Old Chadds building, this recent development of spacious and modern 1 and 2 Bedroom Apartments is located in the heart of Hereford City.

### The Property

The accommodation comprises; Entrance Hall with Airing Cupboard, spacious Open Plan Reception Room with fully fitted Kitchen, modern white Bathroom suite with bath & shower over, low flush WC, hand wash basin, chrome towel radiator, part-tiled wall, extractor fan and LED spotlights. The Double Bedroom is well proportioned and carpeted.

The property benefits from its own very useful and secure storage unit located in the basement.

### Practicalities

Herefordshire Council Tax Band 'B'

Electric Heating

Fitted Air Conditioning Unit

Triple Glazed + Additional Double Glazing Throughout

Mains Water & Drainage

Superfast Fibre Available

Leasehold – 242 Years Remaining

#### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: B

Tenure: Leasehold

Annual Service Charge Amount: £2,688.00

Shared Ownership Percentage: 242

Price: Starting Bid £55,000

Property Type: Apartment

Parking: None

Year built: 2019

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

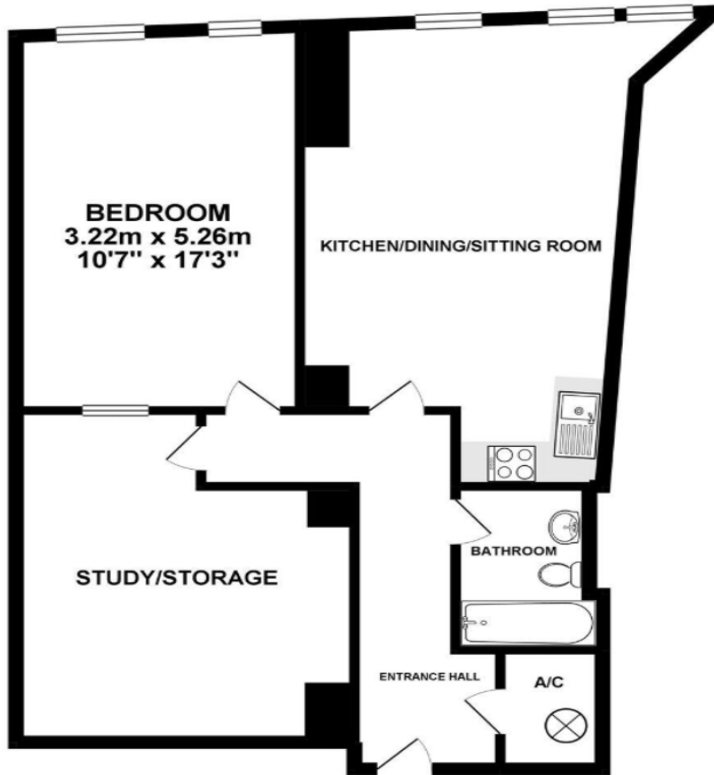
Sewerage: Standard UK domestic

Air conditioning: Yes

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Commercial Street, Hereford, Hereford, Herefordshire, HR1 2EH

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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