



6 Bewell Street Bewell Street  
Hereford, Herefordshire, HR4 0AH

**jackson**  
property

# £127,500

First floor self contained apartment | located within easy walking distance to an excellent range of city amenities | Having a large open plan living | Two bedrooms | Total offering approximately 892 sq.ft | Tenant in Situ paying £695pcm

## Situation

This spacious, centrally located apartment is positioned just off Eign Gate, close to Tesco supermarket. Conveniently located in the heart of the cathedral city of Hereford, it is within walking distance to all the excellent amenities including shops, cafes, bars, restaurants, Hereford Courtyard Theatre, and churches. Hereford Railway Station is within easy walking distance and provides major network links. Sports facilities are available at Hereford Leisure Centre and the popular Leisure Pool, all with easy access.

## Services

Mains water and electricity are connected.

## Agent's Note

A new 125 year lease remaining. The initial ground rent will be £50.00 per annum, rising every 25 years.

There will be an additional monthly service charge towards the insurance of the building, fire alarm and protection equipment, upkeep of the communal area, and a contribution

to maintenance and repairs to the fabric of the building, external redecoration and replacements.

## Council Tax

Herefordshire Council - Band A

## Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

## Jackson Property

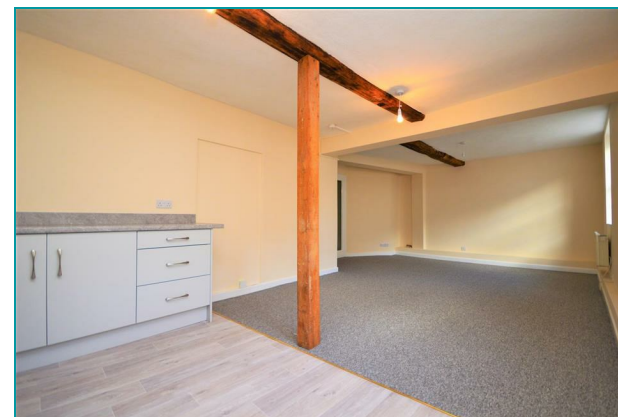
for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are 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.

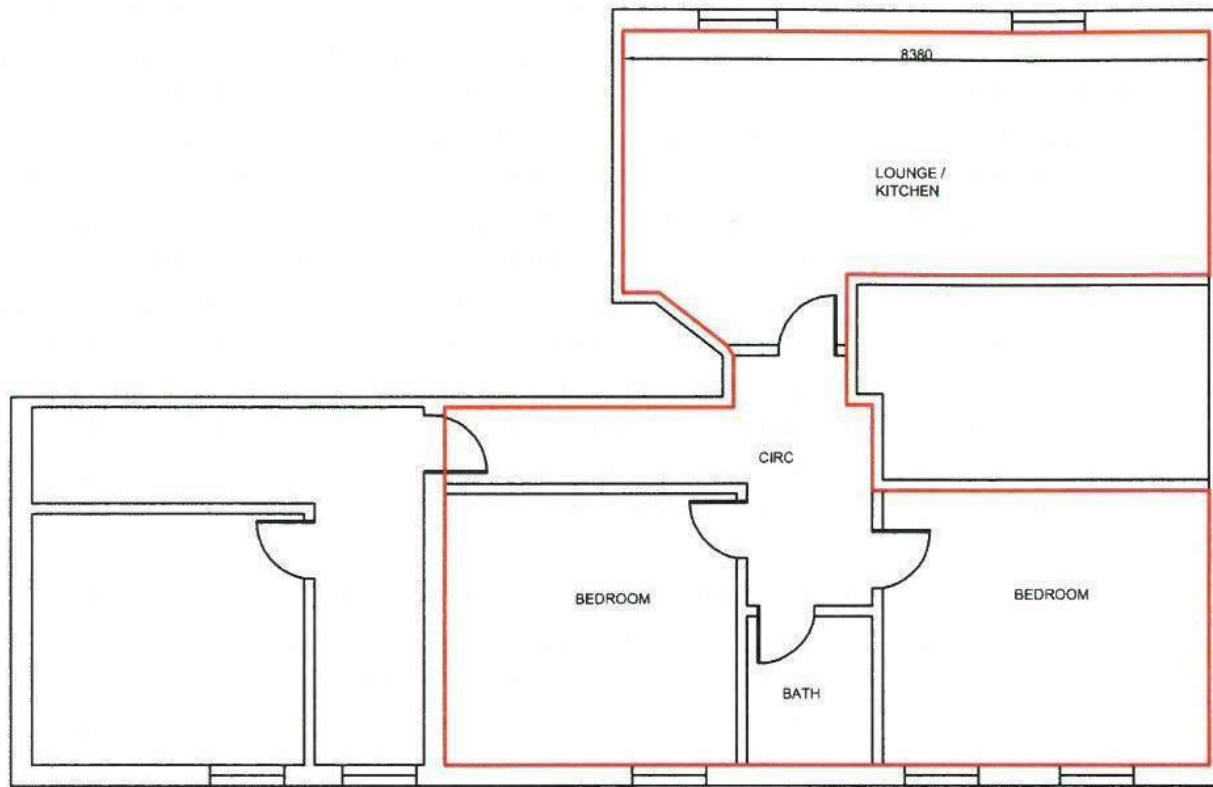
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification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

## Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.

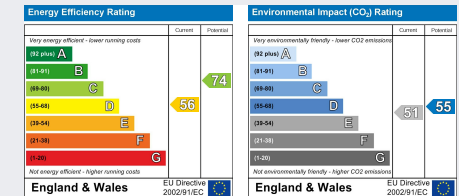


To arrange a viewing please contact us on t. 01432 344 779  
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk



**FLAT 1**  
**First Floor**  
**82.9 M2 / 892.3 SQ FT**

Scale: 1:100



**jackson**  
 property

Address: 45 Bridge Street  
 Hereford  
 HR4 9DG

Tel: 01432 344 779  
 Email: hereford@bill-jackson.com  
 Web: www.bill-jackson.com

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