



Flat 6 Friars Street  
, Hereford, Herefordshire, HR4 0DA

**jackson**  
property



# £140,000

City Centre apartment with parking | Two double bedrooms | Large open plan living | Kitchen with integrated appliances | Light and Airy | Ideal investment, first time buy or downsize

## Situation

Mundi Court is a modern apartment development set over three floors which is located just to the west of the City centre, in an established and convenient sector of the City. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## Description

Communal stairs lead to the first floor apartment which steps into an inviting entrance hall with large storage cupboard.

The immaculately presented open plan living space consists of a kitchen area at the rear, space for a dining table plus a desk/work station, living area and 3 large windows with window seats.

The kitchen is fitted with matching wall and base units, integrated fridge/freezer and washing machine. At the end of the hallway there are two double bedrooms, both

exceptionally light and spacious. The family bathroom is fitted with a three piece white suite to bath with shower over.

This apartment has one allocated parking space and is walking distance from the City Centre.

## Lease

The property is Leasehold, we believe there is 245 years remaining. The service charge is approx. £850 per annum and the Ground Rent is approx. £250 per annum

## Services

Mains electric, water and drainage

## 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 along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.



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

## Ground Floor

Approx. 62.3 sq. metres (670.8 sq. feet)



Total area: approx. 62.3 sq. metres (670.8 sq. feet)

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

### Flat 6, Hereford



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Planned	Current	Planned
Very energy efficient - lower running costs 81-91 <b>A</b>	85	Very environmentally friendly - lower CO <sub>2</sub> emissions 81-91 <b>A</b>	
80-81 <b>B</b>		80-81 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-69 <b>D</b>		55-69 <b>D</b>	
39-54 <b>E</b>		39-54 <b>E</b>	
21-38 <b>F</b>		21-38 <b>F</b>	
1-20 <b>G</b>		1-20 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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