

2 Bed Flat In Hanwell House Dymock Red Walk, Holmer, HR1 1AE £68,000





SHORT DESCRIPTION

Property Ref: 15076 Modern Two-Bedroom Apartment in Desirable Holmer Location Situated within the sought-after Hanwell House development on Dymock Red Walk, this stylish and contemporary apartment offers modern open-plan living in the heart of Holmer, Hereford (HR1). The property features a bright and spacious open plan kitchen, dining, and living area, perfect for both entertaining and relaxing. The modern kitchen comes equipped with integrated appliances and ample storage, flowing seamlessly into the dining and lounge space. There are two well-proportioned bedrooms, ideal for professionals, small families, or those looking for a guest room or home office. The apartment is completed by a sleek, fully-fitted modern bathroom with quality fixtures and fittings. Additional benefits include allocated parking, a secure entry system, and easy access to local amenities, excellent transport links, and the Hereford city centre, just a short distance away. An ideal opportunity for first-time buyers, downsizers, or investors - early viewing is highly recommended. Property Type: Flat Full selling price: £170000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 40% Share price: £68000.00 Monthly rent based on 40% share: £252.4 Remaining lease (In Years): 113 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £987.00 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathroom, and Living Room Parking: Allocated Heating Type: Gas Central Heating Possession of the property: Occupied



Bed Room(s)



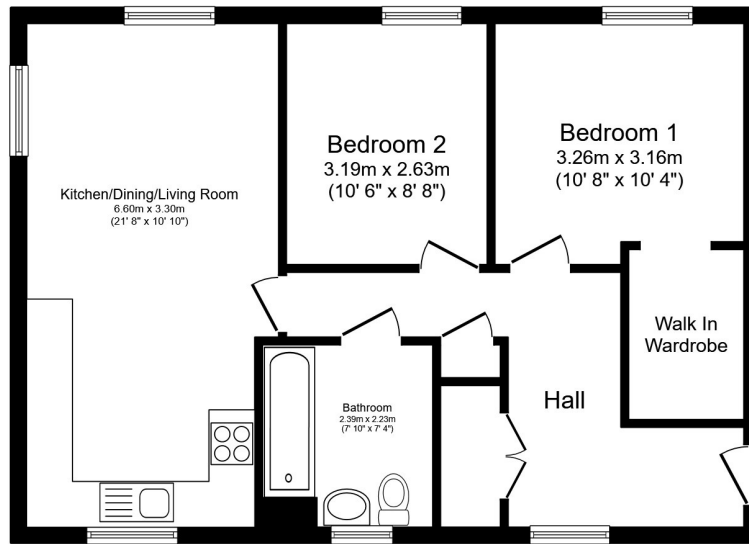
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 62.0 sq.m. (667 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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