



BALLARD HOUSE

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GLASSHOUSE

Newtown Road, Hereford, HR4 9LE

Guide Price £135,000

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A Well Presented 2 Bedroom Top Floor Apartment, situated close to the City Centre and offering ideal rental accommodation. The property includes gas central heating, double glazing and allocated parking.

**Sitting Room – Kitchen – 2 Double Bedrooms – Bathroom – Storage
– Allocated Off-Road Parking**

Sitting Room – With hard flooring and fitted blinds, this good sized room is flooded with natural light from the south facing windows and over head double Velux windows. There are two built in cupboards; one housing the gas combi boiler and another cupboard for storage.

Kitchen – A modern workspace with plenty of cupboards and black worktops. Integrated appliances includes an electric oven, washing machine and gas hob with extractor and stainless steel splash back.

Bedrooms – Both double bedrooms are located to the rear of the apartment and provide ample space for a double bed, chest of drawers and wardrobe.

Bathroom – Comprising of a full size bath and overhead shower, hand basin and low flush WC. With partially tiled wall surround, shaver point with light and a heated towel rail.

Practicalities

Herefordshire Council Tax Band 'A'

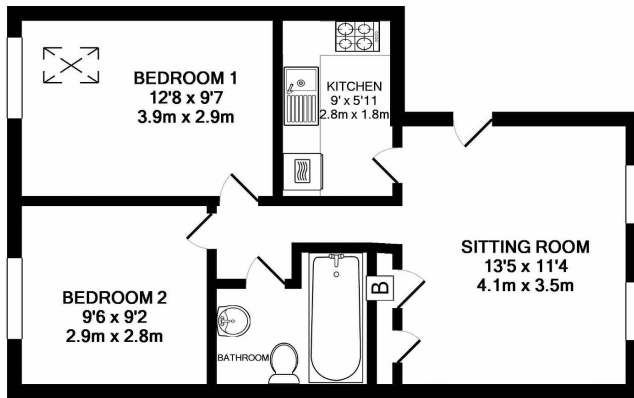
Leasehold – 980 Years Remaining

Mains Water & Drainage

Allocated Parking

Ground Rent & Service Charge – £68 pcm





TOTAL APPROX. FLOOR AREA 497 SQ.FT. (46.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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- No Onward Chain
- 2 Double Bedrooms
- Off-Road Parking
- Rental Investment Potential £700+ pcm
- Near to City Centre
- Modern Finish Throughout

