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Flat 8/Hawthornden House, Red Norman Rise, Holmer, Hereford, HR1 1GR

'An opportunity to purchase a 40% share of a shared ownership property. Located to the north of Hereford City a well presented, two bedroom, second floor apartment with gas central heating, double glazing and allocated parking'

£68,000 (40% share) (Leasehold)

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LOCATION

The property is situated to the north of Hereford City in the sought after residential location of Holmer. In the area are a range of amenities and 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

The subject property is a shared ownership property with the opportunity to purchase a 40% share. The property comprises entrance hall, two bedrooms, open plan lounge/kitchen area and bathroom with the added benefit of gas central heating and double glazing and in more detail the accommodation comprises:

ON THE GROUND FLOOR:

Communal Entrance Hall

With stairs leading to the second floor with entrance door leading to the entrance hall.

ON THE SECOND FLOOR:

THE SELF CONTAINED ACCOMMODATION OF APARTMENT 8:

Entrance Hall

With panelled radiator, storage cupboard, access hatch to loft space, further storage cupboard, thermostat for central heating, smoke alarm and entry phone system for the front door.

Sitting Room/Kitchen Area

6.6m (21'8) x 3.3m (10'10)

Which in parts comprises:

Sitting Area

With front and side aspect double glazed windows, two panelled radiators, television point and telephone point.



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Kitchen Area

With side aspect double glazed window with a range of units comprising a stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under, plumbing for washing machine, integrated electric oven and gas hob with cooker hood over. A range of wall and base mounted units, inset spot lights, smoke alarm, extractor fan and space for upright fridge freezer.



Bedroom 1

3.23m (10'7) (maximum) x 3.2m (10'6)

With front aspect double glazed window, television point, panelled radiator and access to walk-in wardrobe (7' x 5'3)

Bedroom 2

3.23m (10'7) x 2.62m (8'7)

With front aspect double glazed window and panelled radiator.



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Bathroom

2.13m (7'0) (maximum) x 2.18m (7'2)

With suite comprising panel enclosed bath with mixer tap and shower attachment over, pedestal mounted wash hand basin, low flush wc, partially tiled wall surround, panelled radiator, shaver point, extractor fan and vinyl flooring.



OUTSIDE:

To the rear of the property is a parking area with one allocated parking space.

COUNCIL TAX BAND B

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

TENURE

The property is held on a 125 year lease dated from 2nd September 2013.
The service charge & ground rent is currently £59.58 per calendar month.
The rent payable is £244.57 per calendar month.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along Edgar Street and on reaching the roundabout take the first exit onto Newtown Road. Continue to the next roundabout and take the second exit onto Holmer Road. Continue to Holmer Road to the roundabout and take the third exit onto Roman Road. Continue along Roman Road to the traffic lights and turn left into Green Wilding Road and follow the road into Red Norman Rise. Continue along the road around the 'S' bend and the property is located on the left hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

1st November 2024

ID39423

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

| 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 | | |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

