



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



3 Pomona Court, Pomona Place, Hereford, HR4 0EF

'Conveniently situated to the north of Hereford City a well presented, fully furnished, one bedroom ground floor flat, with electric heating, double glazing and allocated parking'

Offers In Excess Of £135,000 (Leasehold)

3 Pomona Court, Pomona Place, Hereford, HR4 0EF

LOCATION

The property is located to the north of Hereford close to Hereford City Centre and Sainsburys supermarket. 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 well presented, ground floor, one bedroom flat with electric heating, double glazing and is sold furnished. The accommodation comprises entrance hall, bedroom, kitchen/sitting room and shower room. In more detail the accommodation comprises:

ON THE GROUND FLOOR ONLY:

Communal Entrance Hall

With door leading to THE SELF CONTAINED ACCOMMODATION OF APARTMENT 3:

Entrance Hall

With double airing cupboard with hot water heater fitted in 2024, intercom phone system, smoke alarm and door to bedroom, shower room and kitchen/sitting room.

Kitchen/Sitting Room

6.07m (19'11) x 3.71m (12'2)

With one front and two side aspect double glazed windows.

Kitchen Area

Kitchen area with stainless steel sink drainer unit, work surface, tiled splash backs, base units under with matching wall units, washing machine, tumble dryer, fridge, freezer, integrated electric oven and hob with cooker hood over, breakfast table, desk with drawer unit, inset spot lights and vinyl flooring.



3 Pomona Court, Pomona Place, Hereford, HR4 0EF



Sitting Room Area

With wall mounted electric heater, television stand, book shelves and sofa.



3 Pomona Court, Pomona Place, Hereford, HR4 0EF



Bedroom

3.84m (12'7) x 2.84m (9'4)

With front aspect double glazed window, free standing wardrobe, drawer units, wall mounted electric heater, bed, curtains and blinds.

Shower Room

With a double shower cubicle with electric shower and shower boarded surround, low flush wc, wash hand basin, extractor fan, electric heated towel rail, cabinet and vinyl flooring.



OUTSIDE:

To the front of the property is an allocated parking space.

TENURE

The property is held on a 125 year lease which commenced on the 25th December 2006.

SERVICE CHARGE & GROUND RENT

The service charge is £1,220 per annum (paid every 6 months).

The ground rent is £250 per annum.

3 Pomona Court, Pomona Place, Hereford, HR4 0EF

COUNCIL TAX BAND A

Payable to Hereford 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.

SERVICES

It is understood that mains electricity, 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 on the A438 Eign Street into Whitecross Road and then turn left at the traffic lights into Grimmer Road towards Sainsburys. At the roundabout take the second exit and then take the first turning on the right hand side. Continue past the travel lodge until you come to the parking area for Pomona Court.

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.

22nd April 2025

ID40492

3 Pomona Court, Pomona Place, Hereford, HR4 0EF

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 C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 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

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.