



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



1 Whitby House, Commercial Street, Hereford HR1 2EH

Whitby House overlooks Commercial Street and lies within central Hereford. Close by are Hereford's central range of shopping, leisure and recreational facilities and within easy reach is the railway station, bus station and hospital.

NO ONWARD CHAIN

£80,000 (Leasehold)

1 Whitby House, Commercial Street, Hereford HR1 2EH

DESCRIPTION

Whitby is the redevelopment of premises over a former block of retail premises and comprises a first floor apartment which offers a good sized living room with kitchen off, a bedroom and well appointed bathroom. In more detail, the property comprises;

ON THE GROUND FLOOR:

Double glazed door with opening to shared entrance lobby with stairway to;

ON THE FIRST FLOOR:

Shared Landing

With door to THE SELF CONTAINED ACCOMMODATION OF APARTMENT 1:

Entrance Hall

2.77m (9'1) x 1.07m (3'6)

With an intercom entry phone to the front door and with boiler cupboard with a hurricane pressurised electric hot water cylinder and with plumbing below for washing machine. Doors then open to the bathroom, bedroom and the;

Living Room

5.41m (17'9) x 3.73m (12'3) (widening to 14' 4)

With an air conditioning unit, television aerial points, carpeted floor and with a triple glazed window to the front. Opening to;

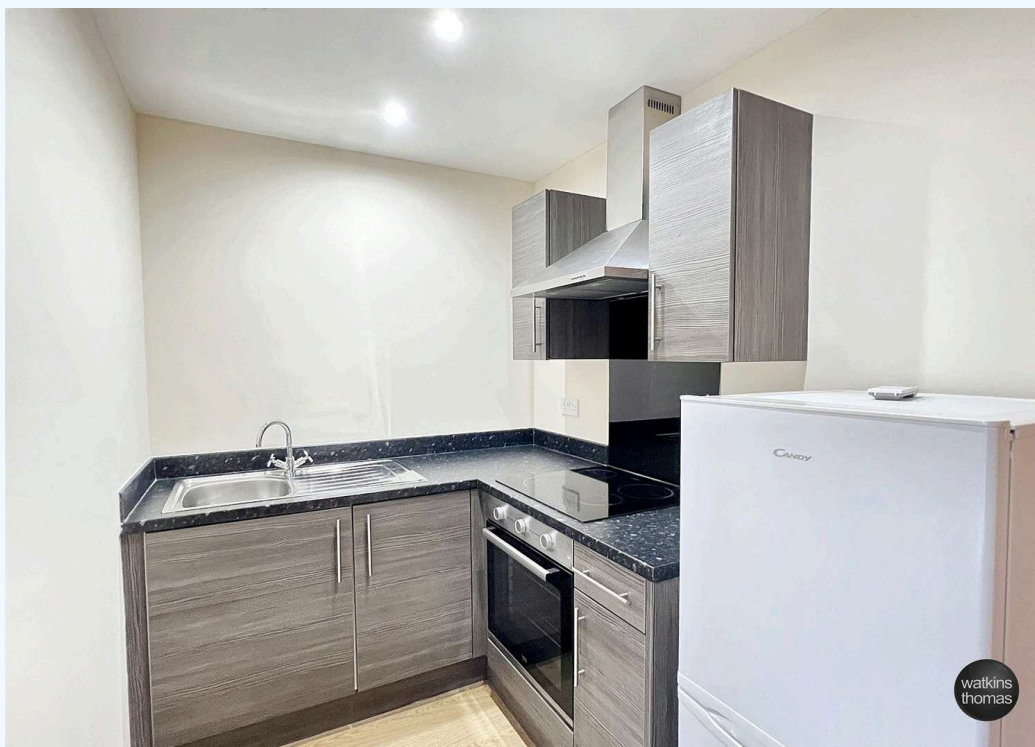


1 Whitby House, Commercial Street, Hereford HR1 2EH

Kitchen Area

2.69m (8'10") x 1.7m (5'7")

With base units with working surface over and upstand together with two eye level cabinets. Single drainer sink unit with mixer tap, built in oven with four ring hob over, splashback and stainless steel cooker hood above. Wood laminate flooring.



Bedroom 1

3.96m (13') x 2.62m (8'7")

With a triple glazed window to the front and wall mounted electric heater. Fitted carpet.

Bathroom

2.16m (7'1") x 1.45m (4'9")

With white suite comprising bath with mixer tap and shower head attachment, tiled surrounds and screen together with a low level WC and pedestal wash basin with mixer tap. Electrically heated ladder type towel rail and shaver point. Wood laminate flooring.



COUNCIL TAX BAND A

Made payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Superfast 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.

1 Whitby House, Commercial Street, Hereford HR1 2EH

Service Charge & Ground Rent

The property currently has a lease with 243 years remaining with the end date of the lease of 31 December 2267. The current ground rent is £225 per annum (to be confirmed). The current service charge is £227 per calendar month (to be confirmed).

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

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.

12th November 2025

ID41909

1 Whitby House, Commercial Street, Hereford HR1 2EH

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 D. It has the potential to be D.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	57 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.