



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



### **Flat 14, St. Owen Court, Mill Street, Hereford, HR1 2NT**

*'Situated close to Hereford City Centre, a well presented, one bedroom, second floor retirement apartment with electric heating and double glazing'*

**£90,000 (Leasehold)**

# Flat 14, St. Owen Court, Mill Street, Hereford, HR1 2NT

## LOCATION

The property is located close to Hereford City Centre on Mill Street with a range of amenities close by. 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, one bedroom, second floor flat with electric heating and double glazing. The accommodation includes entrance hall, sitting room, kitchen, shower room and bedroom. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

Secure entry doors to the front and rear giving access to the stairs and lift:

### ON THE SECOND FLOOR:

With door to THE SELF CONTAINED ACCOMMODATION OF FLAT 14.

### Entrance Hall

With airing cupboard, hot water cylinder, dimplex electric heater, doors to the sitting room, shower room and bedroom.

### Sitting Room

5.49m (18'0) x 3.56m (11'8)

With two rear aspect double glazed windows, wall mounted electric dimplex heater, television point, smoke alarm and door to the kitchen.



### Kitchen

2.69m (8'10) x 1.88m (6'2)

With side aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surface, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, space for cooker, space for upright fridge freezer, wall mounted dimplex electric heater and vinyl flooring.



### Bedroom

3.99m (13'1) x 2.92m (9'7)

With side aspect double glazed window, wall mounted dimplex electric heater, smoke alarm and built-in wardrobe.

## Flat 14, St. Owen Court, Mill Street, Hereford, HR1 2NT

### Shower Room

1.75m (5'9) x 1.55m (5'1)

With walk-in shower cubicle with glass shower screen, shower boarded surround with Triton electric shower, low flush wc, pedestal mounted wash hand basin with tiled splash back, extractor fan and wall mounted dimplex electric heater.



### OUTSIDE:

St Owens Court has the benefit of an attractive communal garden area backing onto the City walls. Communal parking.

### TENURE

The property is held on a 99 year lease which commenced on the 27th March 1994.

### GROUND RENT & SERVICE CHARGE

The current ground rent and service charge is to be confirmed.

### COUNCIL TAX BAND A

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.

### 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 along St Owen Street where the road turns into Mill Street and the property is located on the right 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**9th March 2026**

ID42406

### 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.

## Flat 14, St. Owen Court, Mill Street, Hereford, HR1 2NT

### 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.

