



SAMUEL WOOD

Flat 4,5 & 9 The Old Malthouse 40 South Street, Leominster, Herefordshire, HR6 8JF

Auction Guide £140,000





We are offering 3 leasehold apartments which are all currently rented out on assured shorthold tenancies and make an ideal investment property providing an annual rent of £12,960.00. The property is for sale by PUBLIC AUCTION on Thursday 10th June 2021 at 5pm at Luctonians Rugby Club, Mortimer Park Hereford Rd, Kingsland, Leominster HR6 9SB. JOINT AGENT JOHN AMOS & CO, LEOMINSTER



4,5 and 9 The Old Malthouse offer the opportunity for a purchaser to buy 3 Leasehold flats which are all currently let out on assured shorthold tenancies. The properties are located just off Leominster's town centre close to all amenities and each flat is fully described as follows

#### Flat 4

Located on the ground floor  
Front door opens into

#### Reception Hallway

Door through into the

#### Living/Bedroom/Kitchen

Having window to frontage

#### Kitchen Area

Has a range of matching units, heat resistant work surfaces, 1 and 1/2 bowl sink unit, tiled splashbacks, and extractor fan. There is a cooker and washer/dryer. Also housed in the kitchen is the gas fired boiler which heats domestic hot water and radiators.

#### Bathroom

With a modern suite in white of WC, pedestal wash hand basin, panelled bath with shower over and tiled splashbacks.

#### Flat 5

Accessed off the communal landing

Front door opens into

#### Reception Hallway

Door then opens into

#### Living/Bedroom/Kitchen

Having 2 windows to frontage, fitted with a range of matching units with white fronts, heat resistant work surfaces, stainless steel 1 and 1/2 bowl sink unit, 4 ring gas hob with extractor positioned above and electric oven below. There is an integrated dishwasher, washer/dryer and planned space for a fridge freezer. Also housed in the kitchen is the wall mounted gas fired boiler which heats domestic hot water and radiators. There is a good sized walk-in storage cupboard/wardrobe.

#### Bathroom

Having small window to frontage, tiled floor and a modern suite in white of wc, pedestal wash hand basin, panelled bath with shower attachment and tiled splashbacks.

#### Flat 9

Accessed off the communal landing

#### Reception Hall

Door opening through into

#### Good sized Living Room

With 2 windows and access to roof space

#### Kitchen

Having window to rear elevation, tiled floor, a range of base and wall cupboards with white fronts, stainless steel 1 and 1/2 bowl sink unit, 4 ring gas hob with electric oven below, extractor positioned above, washing/drying machine, dishwasher and room for fridge freezer. Also housed in here is the wall mounted gas fired boiler which heats domestic hot water and radiators.

#### Bedroom

Having 2 windows to frontage and access to roof space

#### En-suite Bathroom

Having modern suite in white of wc, pedestal wash hand basin and panelled bath with shower attachment and tiled splashbacks.

#### Outside

The property has a communal rear yard with secure bike store for 10 bikes and a small outside drying area

#### Agents Note

The flats are leasehold with 125 years lease which commenced on in August 2008, ground rent is £150.00 per annum for the first 33 years, £200 for next 33 years and £250 for the remainder of the term. Service charge for the year ending the 31st December 2021 is £377.00 per flat including insurance.

#### Services

Each flat has mains electricity, water, drainage and gas. Gas fired heating to radiators. Each flat has a telephone point and T V aerial point. Herefordshire Council

#### Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquires please phone Andrew Cadwallader on 07974 015764

#### Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

#### Auction Conditions

Auction contracts will be available at the Vendors Solicitors and Agents offices for 7 days prior to the Auction.

For any enquiries of a legal nature please contact the Solicitors:  
Mr Alun Richards, Mundy's Solicitors, 4 High Street, Hereford HR4 9BW  
01432 265630  
[ar@mundys.co.uk](mailto:ar@mundys.co.uk)

N.B Please note prospective purchasers are deemed to have read and inspected the Contract of Sale as prepared by the Seller's Solicitors. The detail provided in these particulars is for guidance only and should not be relied upon.

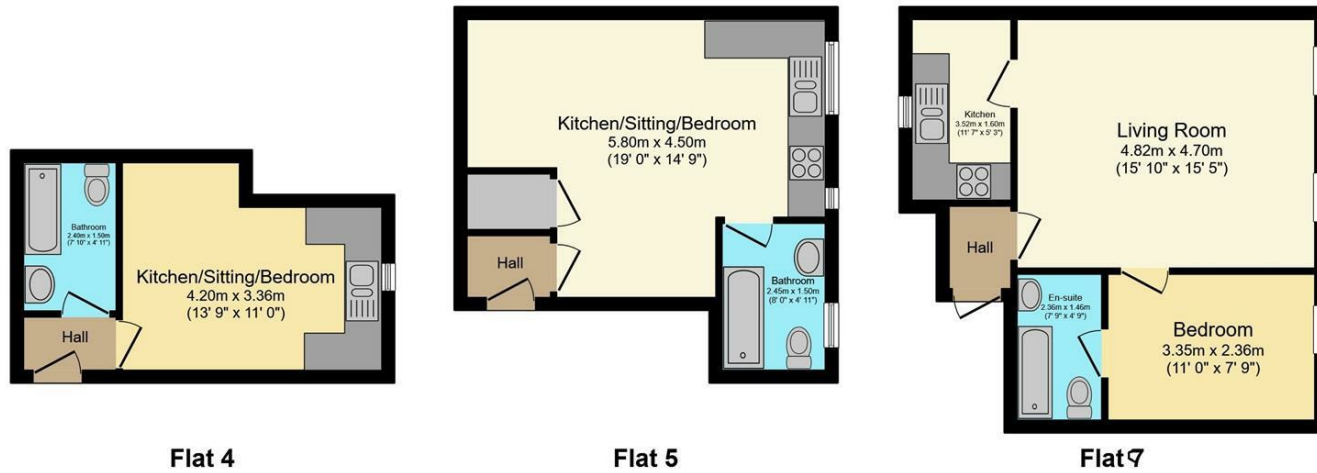
The successful purchaser will be required to pay a 10% deposit on the fall of the hammer and the remaining 90% will be payable on completion.

In order to comply with anti-money laundering legislation all persons intending to bid for the land at Auction should bring with them either their passport, driving licence or other means of photographic identification.

Completion has been scheduled for .....



## Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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