

FOR  
SALE



5 River View Court, Bridge Street, Hereford HR4 9BQ

£293,500 - Leasehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

This highly impressive modern ground floor apartment forms part of a historic Art Deco building converted and extended in around 2010 by highly regarded local developers, Perfection Homes Ltd, and is just a short distance from the Cathedral and city centre of Hereford within close proximity of the River Wye with some lovely walks. Apartment 5 has been finished to a very high standard with features including powder-coated aluminium double glazing, underfloor gas central heating, video door entry system, integrated stereo system, front and rear pedestrian access via a secure carparking area (with designated space) and a prime feature of the property is the balcony which has a southerly aspect.

## POINTS OF INTEREST

- *Landmark development near River Wye*
- *2 Bedrooms, 2 Shower Rooms*
- *Underfloor heating*
- *Stereo system*
- *Balcony/Terrace*
- *Off-road secure parking*



## ROOM DESCRIPTIONS

### **Communal Entrance Hall**

With door entry phone system.

**Inner Hall (serving apartments 5 & 6) and a secondary access leading to the carpark area.**

### **Apartment 5 - Spacious Entrance Hall**

With door entry phone and video entrance phone.

### **Utility Room**

Plumbing for washing machine, electric fuseboard, tiled floor.

### **Lounge/Dining Room**

Oak laminate flooring, integrated speaker system, window to side, window to rear and patio doors to the BALCONY/TERRACE.

### **Kitchen**

Fitted with a range of oak-style base and wall mounted units with granite worktops and splashbacks, built-in electric double oven, 4-ring gas hob, extractor hood, 1½ bowl sink unit, built-in dishwasher, built-in fridge/freezer, cupboard housing the gas fired central heating boiler, radiator, extractor fan, wall mounted electric heater, Velux window, window and door to the courtyard (communal).

### **Bedroom 1**

Built-in wardrobe, wall light points, ceiling speakers, window.

### **Bedroom 2**

Wall light points, built-in wardrobe, window.

### **Shower Room 1**

Comprising shower cubicle, wash hand-basin with cupboard under, WC, ladder style radiator, further electric towel rail, tiled walls and floor, ceiling speaker, extractor fan.

### **Shower Room 2**

Tiled walls and floor, corner shower cubicle, wash hand-basin with cupboard under, WC, ceiling speaker, ladder style radiator, further electric towel rail, wall mounted cupboard, shaver point, extractor fan.

### **Outside**

There is a carpark with a designated parking space.

### **Services**

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

### **Outgoings**

Council tax band TBC - payable 2024/25 £TBC.

Water and drainage - rates are payable/metered supply.

### **Money laundering regulations**

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

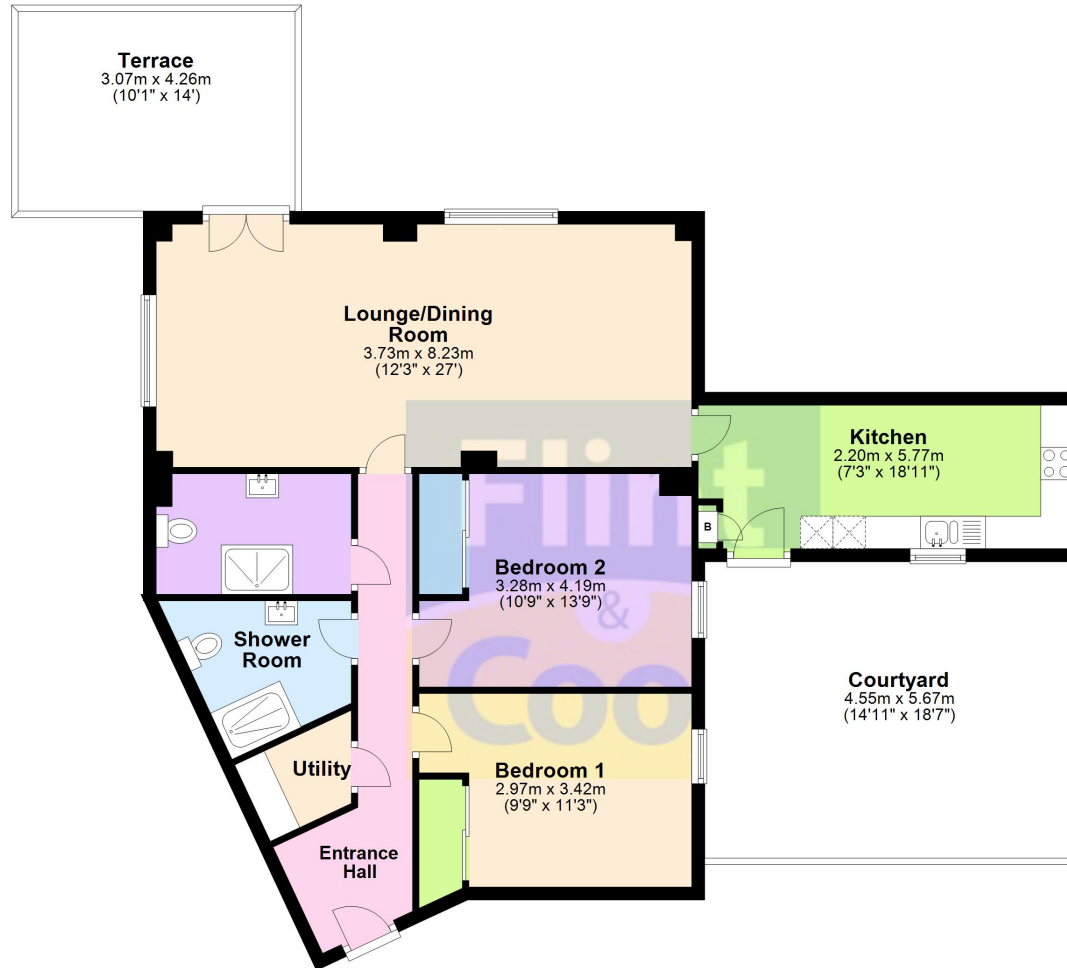
### **Viewing**

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### **Directions**

What3words - faded.handed.cone

**Ground Floor**  
Approx. 93.6 sq. metres (1007.3 sq. feet)



Total area: approx. 93.6 sq. metres (1007.3 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			