

**Stooke
Hill and
Walshe**
.co.uk

Plot 12 King Georges View
Hinton Road Hereford HR2 6BN

£225,000



- Luxury apartments • Walking distance from City centre • Local developer • Two double bedrooms. • Ensuite off the master-bedroom

Hereford 01432 343477

Ledbury 01531 631177

SPECIFICATION

Designer Kitchens

Professionally designed
High specification
Handleless master class kitchen
Caple appliances finished in gunmetal
Integrated oven
Integrated fridge freezer
Integrated dishwasher
Induction hob
Chimney hood
1810- designer quartz sink

Bathroom And Ensuites

Professionally designed
Bespoke fitted furniture by Ellis bathrooms
Vado showers & taps
Back to wall toilets
Latest designer shower boards
Moduleo luxury vinyl tile flooring

Internal

Gas fired combination boiler
Designer Oak doors
Custom made wardrobes
(Optional Extra)

Moduleo luxury vinyl tile flooring
Fitted carpets to bedrooms
Low energy lighting
Rehau designer windows

External

Contemporary architect designed apartments
Private & secure off road parking
Private gardens for ground floor apartments
Juliette balconies for 1st floor apartments
Bespoke boundary treatments
Low maintenance design
10 Year LABC warranty
Audio entry system

Measurements

Kitchen, Living, Dining - 5.9m x 7.7m (19' 4" x 25' 3")
Bedroom 1 - 3m x 5.1m (9' 10" x 16' 9")
Bedroom 2 - 3.7m x 2.9m (12' 2" x 9' 6")

GENERAL INFORMATION

Tenure

Leasehold- 999 years

Services

All Main Services

Outgoings

Service charge approx £900

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

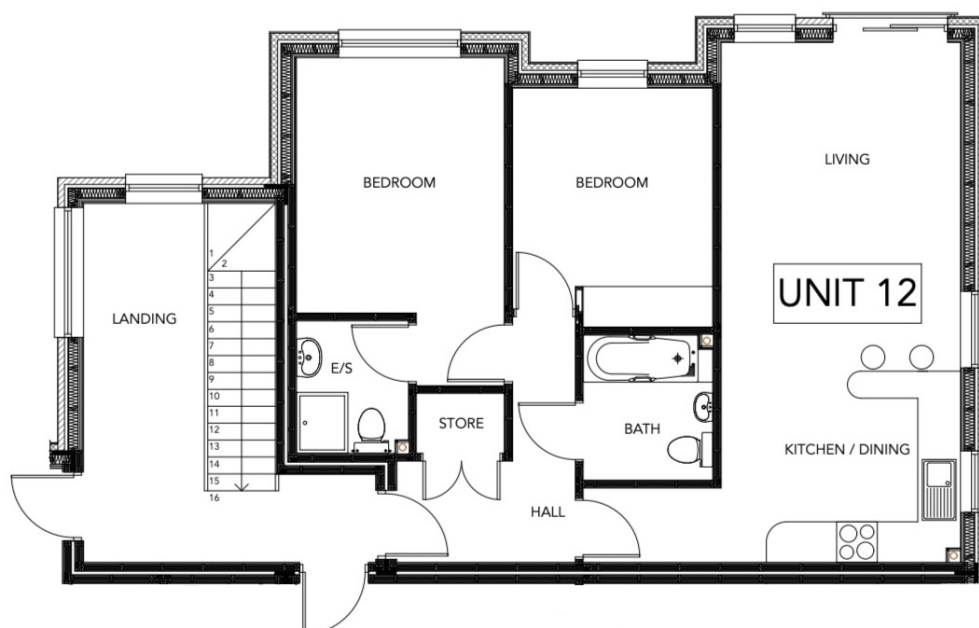
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm



MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that:- (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.