

FOR  
SALE



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

£299,950 - Leasehold

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

## PROPERTY SUMMARY

This stunning 3rd 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 10 is in immaculate order having recently been redecorated and re-carpeted throughout and has features including triple glazing, gas central heating, lighting controls, integral vacuum system, an integrated stereo sound system and very spacious accommodation extending to approximately 1,460 sq. feet. There is also a designated parking space and passenger lift access together with a lovely communal entrance hall with door entry phone system and marbled floor. The apartment is being offered For Sale with no onward chain and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Stunning 3rd floor apartment*
- *Landmark development near River Wye*
- *Immaculately presented*
- *Approximately 1,460 sq. feet*
- *Gas central heating, triple glazing*
- *High quality fittings, off-road parking*
- *3 Bedrooms (1 en-suite)*
- *No onward chain*



## ROOM DESCRIPTIONS

### **Door to the Entrance Hall**

With radiator, downlighters and door to the

### **Inner Hall**

With door entry phone, radiator, central heating thermostat and fitted carpet.

### **Utility Room**

Plumbing for washing machine, space for tumble dryer, radiator and tiled floor.

### **Bedroom 3**

Built-in wardrobe, radiator, fitted carpet and window.

### **Wet Room**

Tiled walls, tiled floor, fitted shower, wash hand-basin with cupboard under, WC, ladder style radiator, extractor fan.

### **Inner Landing**

Radiator and fitted carpet.

### **Bedroom 1**

A spacious room with triple glazed window to the front with blind, radiator and dressing area with 2 built-in mirror fronted wardrobes and door to the EN-SUITE SHOWER ROOM with tiled walls and floor, double-width shower cubicle with mains fitment, wash hand-basin with cupboard under, WC, wall mounted mirror, ladder style radiator and extractor fan.

### **Bedroom 2**

Fitted wardrobe, radiator, triple glazed window to the front aspect and fitted carpet.

### **Open Plan Lounge/Dining Room**

With 2 radiators, triple glazed window to the front, double glazed window to the rear, stereo control system, light control system and fitted carpet.

### **Kitchen/Breakfast Room**

Fitted with a range of contemporary-style high gloss units with granite worksurfaces, 1½ bowl sink unit with mixer tap, breakfast bar, built-in electric double oven, 4-ring gas hob with extractor hood, under-unit lighting, vertical radiator, built-in dishwasher, built-in fridge/freezer, window and door to the fire escape and cupboard housing the Worcester Bosch gas fired central heating boiler.

### **Outside**

There is a private carpark with a designated space.

### **Tenure & Possession**

Leasehold on a 999 year Lease commencing 2010. Service Charge £4004.00 per annum and Ground Rent - Peppercorn. Vacant possession on completion.

### **Services**

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

### **Outgoings**

Council tax band E - payable 2023/24 £2741.55

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**

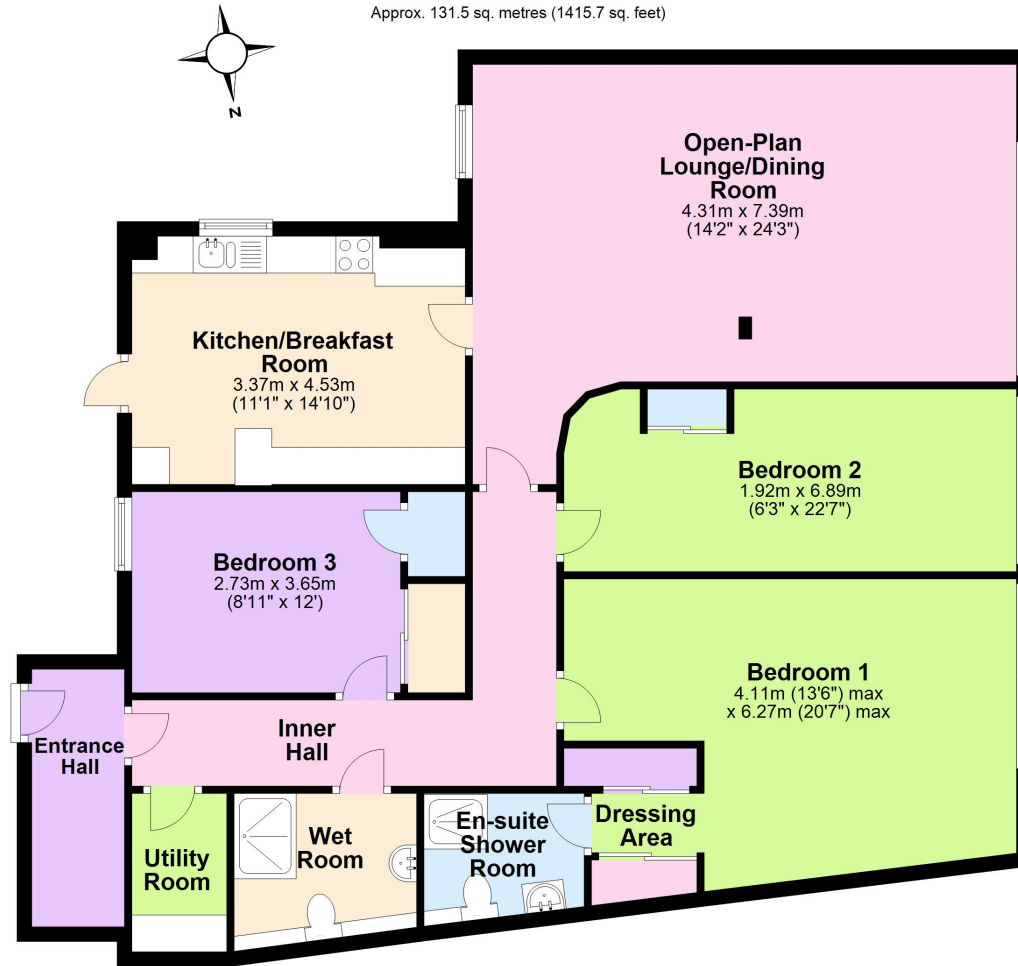
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### **Directions**

What3words - faded.handed.cone

## Floor Plan

Approx. 131.5 sq. metres (1415.7 sq. feet)



Total area: approx. 131.5 sq. metres (1415.7 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

**10 Riverview Court, Bridge Street, Hereford**



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

**Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, [www.flintandcook.co.uk](http://www.flintandcook.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	87	87
(69-80)	<b>C</b>		
(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			