

FOR  
SALE



Flat 3 The Point Aylestone Hill, Hereford HR1 1GW

£310,000 - Leasehold

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## PROPERTY SUMMARY

Situated in this highly sought-after location and impressive 2 bedroom ground floor apartment with open-plan living space, 2 double bedrooms, private parking and communal gardens.

Ideal for retirement, we highly recommend an internal inspection.

Forming part of this unique development known as 'The Point' located at the top of Aylestone Hill near to Hereford's further education college, the Nuffield Hospital, the renowned Churchill Gardens, Hereford railway station and general hospital.

The whole is more particularly described as follows:-

## POINTS OF INTEREST

- *Purpose-built ground floor apartment*
- *Electric under-floor heating*
- *Lovely communal gardens*
- *Private residential area*
- *2 good-sized bedrooms*
- *Ideal for retirement*



## ROOM DESCRIPTIONS

### Ground Floor Communal Entrance Hall

with door entry phone system and door to Apartment 3.

### Entrance Hall

with downlighters, alarm control panel, smoke alarm, electric under-floor heating control with individual room controls, hot water cylinder and cloaks cupboard.

### Open-plan Living/Dining/Kitchen Area

Living/Dining Area has a large sliding door with full-length windows overlooking the communal gardens, fitted carpet.

Kitchen Area is fitted with a range of contemporary matte-effect base and wall mounted units with ample work surface space and tiled splashback, sink unit, electric double oven, central island station with integrated units, four-ring ceramic hob and extractor hood.

### Bedroom 1

double-glazed window, fitted carpet, underfloor heating, sliding door leading out to the external seating area, built-in wardrobes and sliding door leading to the

### En-Suite shower room

with double-width shower cubicle and mains fitment, wash hand basin with storage under, low-flush WC, heated towel rail, extractor fan and double-glazed window.

### Bedroom 2

with fitted carpet, underfloor heating and double-glazed window.

### Bathroom

with three-piece suite comprising bath with tiled surround and mixer tap, wash hand basin with storage under, low flush WC, ladder-style radiator, extractor fan and double-glazed window.

### Outside

the property stands in delightful communal gardens. Via a gated system there is a designated parking space for the apartment, further visitors parking space and a communal bin storage area.

### General information

#### Services

Mains water (metered), electricity and drainage. Telephone (subject to transfer regulations). Electric underfloor heating.

#### Outgoings

Council tax band D payable 2024/25 £2307.34. Water metered supply.

Service Charge is currently £143 pcm which includes Building Insurance, maintenance, lighting of communal areas, external window cleaning and gardening etc.

#### Tenure & possession

Leasehold on a 999 year lease which commenced in 2008. The owners of the property have a share in the Management Company which owns the Freehold, the Management Company is run by the residents.

#### Directions

From Hereford proceed towards Worcester on the A4103 at the top of Aylestone Hill continue over the first mini roundabout and the property will be located immediately after the second mini roundabout on the right-hand side.

#### Viewing

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

#### Money laundering

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

## Floor Plan

Approx. 89.4 sq. metres (962.8 sq. feet)



Total area: approx. 89.4 sq. metres (962.8 sq. feet)

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

### 3 The Point, Aylestone Hill, Hereford

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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> | 78      | 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                   |          |         |           |