

Flat 4, King Georges View Hinton Road
Hereford, HR2 6BN

£250,000



• A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • Walking distance from City centre • Two double bedrooms • Ensuite off the master bedroom • Luxury apartment

GENERAL INFORMATION

Tenure
Leasehold- 999 years from 2022.

Services
All mains services are connected to the property.

Outgoings
Council tax band 'B'.

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
MON - THUR 9.00 am - 5.30 pm
FRI 9.00 am - 5.00 pm
SAT (Remotely) 9.00 am - 12:30 pm

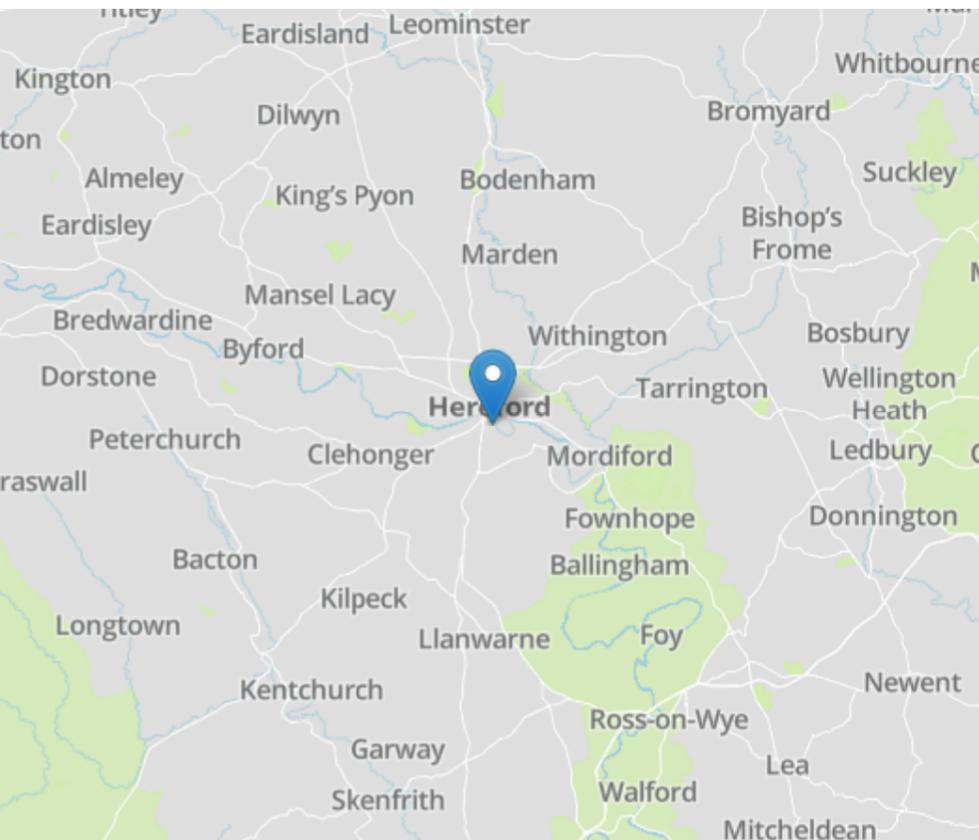
| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 84 | 84 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |

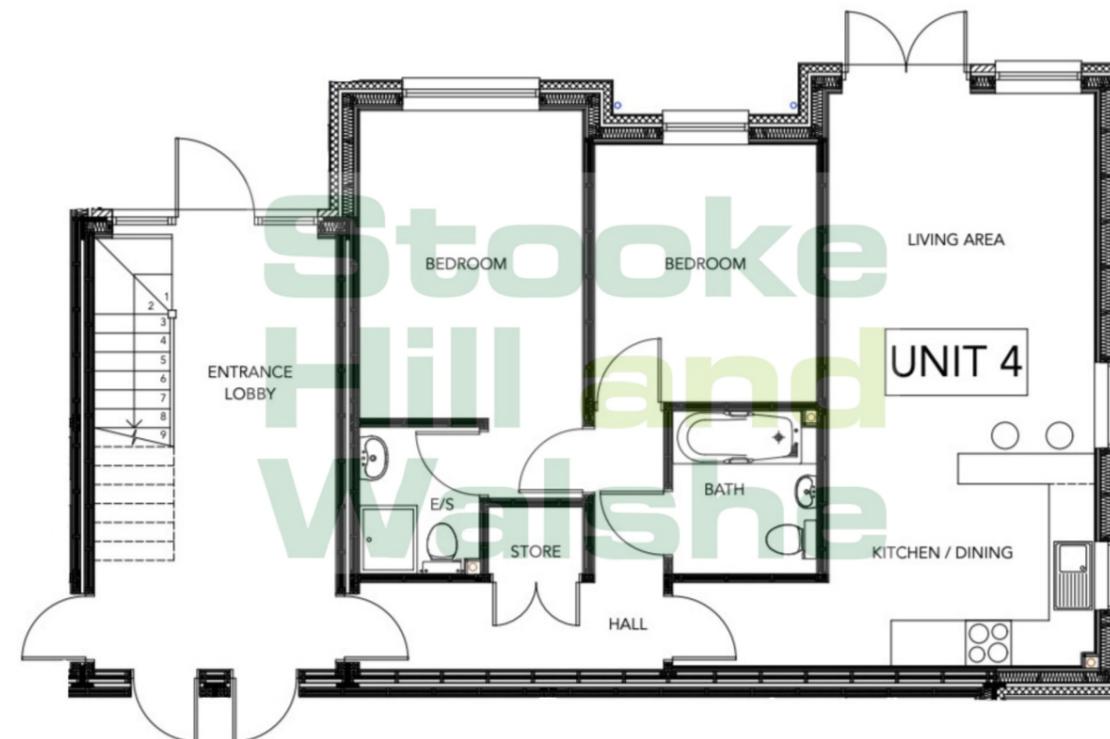
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



DIRECTIONS

From Stooke, Hill and Walshe office, in King Street, take the A49 over the bridge. At the roundabout, take the first exit towards Ross. Then take the first left hand turning in to Hinton Road. Proceed along here and take the first exit at the mini roundabout. Continue along passing the playing fields where the development will be found on the right hand side as indicated by the agent's 'For Sale' board. For those who use 'What3words'///noises.edit.volume





OVERVIEW

This purpose-built ground-floor apartment, constructed in 2022, offers beautifully presented and modern accommodation. The home is thoughtfully designed, with an open-plan living, dining, and kitchen area serving as the heart of the property. There are two generously sized double bedrooms, including an en-suite shower room to the principal bedroom, as well as a separate bathroom. The property benefits from Rehau designer windows, gas fired combination boiler, designer oak doors, gated entrance, an allocated parking space, and the attractive modern development includes communal garden areas, a bin store, and visitor parking spaces. The property is conveniently located in an elevated position above Hinton Road, and the development offers

scenic views of the King George V fields, whilst also being close to a variety of local amenities. Walks across the King George V fields and along the River Wye are right on your doorstep, and the city centre, with its wide range of shops, bars, restaurants and facilities, is just half a mile away.

In more detail the property comprises:

Approached via communal halls and staircase leading to:

Hallway

Having utility cupboard offering space for washing machine and tumble dryer.

Open Plan Kitchen/Dining/Lounge

5.5m x 7.7m (18' 1" x 25' 3")
Having patio doors to the outside.
Kitchen Area:

Offers a range of fitted units, work surface with inset sink, 4-ring hob with built-in cooker under and extractor hood over, integrated fridge/freezer and dishwasher, and wall unit housing combination boiler.

Bedroom 1

2.9m x 5.1m (9' 6" x 16' 9")
With window to front aspect, attic hatch, space for double bed and furniture.

Door to:

En-Suite Shower Room

Having Vado shower cubicle with mains mixer shower, shower boarding, vanity sink Vado taps, and back to wall toilet unit, Modulo luxury vinyl tile flooring, and towel radiator.

Bedroom 2

2.9m x 3.7m (9' 6" x 12' 2")
Having window, space for double

bed and furniture.

Bathroom

Having bath with mains Vado mixer shower over, shower boarding and glass screen, Vado taps to vanity sink and Back to walls toilet unit, Moduleo luxury vinyl tile flooring, towel radiator, .

OUTSIDE

There is an allocated parking space along with visitor parking spaces. The gated development offers communal gardens with bin store area and bike store shed.

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.



At a glance...

- Living, Kitchen, Dining. 5.5m x 7.7m (18' 1" x 25' 3")
- Bedroom 1. 2.9m x 5.1m (9' 6" x 16' 9")
- Bedroom 2. 2.9m x 3.7m (9' 6" x 12' 2")

And there's more...

- Pets allowed
- Private and secure off road parking
- Private gardens for ground floor apartments
- Audio entry system
- Your feedback really helps us as a family-run business and helps others discover us. Please take a moment to leave a quick review by scanning the QR code below.

