

FOR  
SALE



Flat 6 Trinity Court, Vowles Close, Hereford HR4 0DF

£139,950 - Share of Freehold

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



## PROPERTY SUMMARY

Conveniently situated in a popular residential location on an exclusive development, a modern purpose-built first floor apartment with 1 bedroom, electric heating and double-glazing.

## POINTS OF INTEREST

- *First Floor Apartment*
- *Modern purpose-built*
- *Exclusive development*
- *Popular residential location*
- *1 Bedroom, large lounge*
- *Electric heating, double-glazing*



## ROOM DESCRIPTIONS

### Ground Floor

Communal Entrance Hall and staircase to the

### First Floor Landing

with door to

### Entrance Hall

Cloaks cupboard and Airing Cupboard with hot water cylinder.

### Bedroom

Wall mounted heater, built-in wardrobe and window to side.

### Bathroom

White suite comprising bath with electric shower, tiled surround, glass screen, wash hand basin, WC, wall mounted electric heater, shaver light/point, extractor fan and double-glazed window.

A door leads from the entrance hall to an

### Inner Hall

with door entry phone and hatch to roof space.

### Kitchen

Matching base and wall units, work surfaces and tiled splashbacks, electric oven, four-ring electric hob, plumbing for washing machine, sink unit, extractor fan and double-glazed window.

An archway leads from the inner hallway to the

### Lounge

Two double-glazed windows and electric night storage heater.

### Outside

The property stands in well-maintained communal gardens and there is a residence car park with designated and visitors spaces. There is also a communal drying area.

### Agents Note

The Freehold of Trinity Court is owned by a Management Company and each apartment owner has an equal share in the company and therefore has a 'Share of the Freehold'.

### Lease

99 years commenced 01/01/1994 - 69 years remaining.

### Outgoings

Council tax band B.

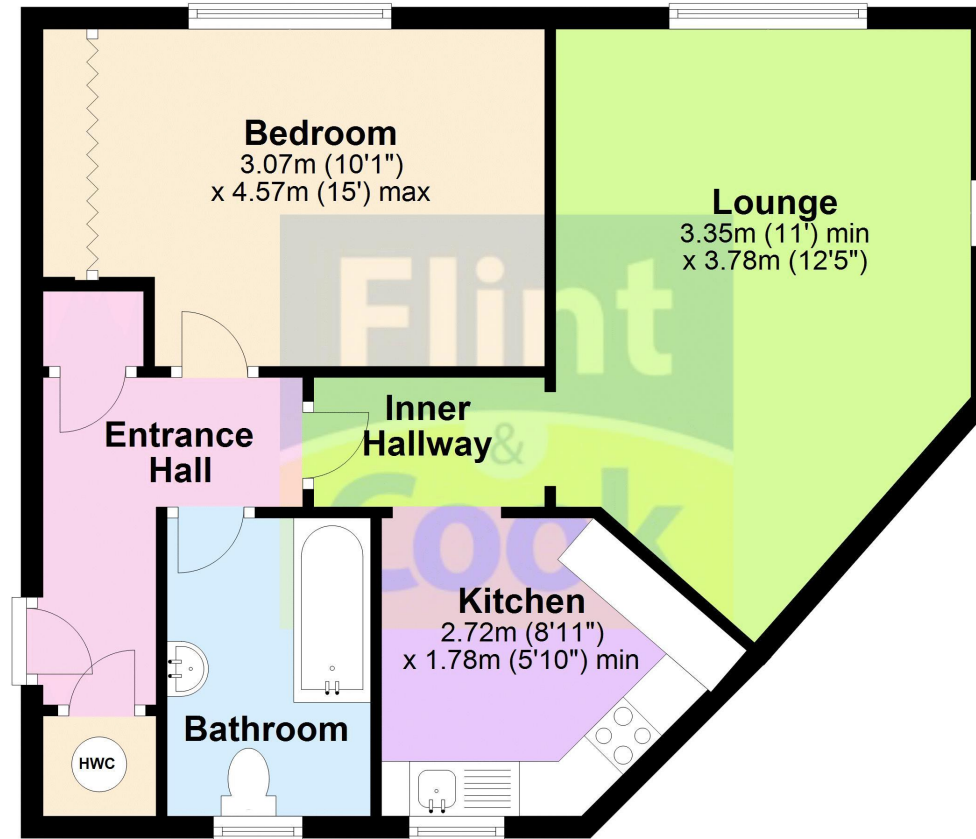
Water and drainage - Service Charge is £500 and Ground Rent £100 both per annum.

### Directions

From Hereford proceed initially towards Brecon on the A438 (Whitecross Road), turn right in to Vowles Close, just past Holy Trinity Church. Trinity Court will then be found on the right-hand side.

# Ground Floor

Approx. 53.7 sq. metres (578.5 sq. feet)



Total area: approx. 53.7 sq. metres (578.5 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>		
(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			
		71	79
England, Scotland & Wales			
		EU Directive 2002/91/EC	