

FOR
SALE



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

£325,000 - Leasehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

This highly impressive modern ground 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 5 has been finished to a very high standard with features including powder-coated aluminium double glazing, underfloor gas central heating, video door entry system, integrated stereo system, front and rear pedestrian access via a secure carparking area (with designated space) and a prime feature of the property is the balcony which has a southerly aspect.

POINTS OF INTEREST

- *Landmark development near River Wye*
- *2 Bedrooms, 2 Shower Rooms*
- *Underfloor heating*
- *Stereo system*
- *Balcony/Terrace*
- *Off-road secure parking*



ROOM DESCRIPTIONS

Communal Entrance Hall

With door entry phone system.

Inner Hall (serving apartments 5 & 6) and a secondary access leading to the carpark area.

Apartment 5 - Spacious Entrance Hall

With door entry phone and video entrance phone.

Utility Room

Plumbing for washing machine, electric fuseboard, tiled floor.

Lounge/Dining Room

Oak laminate flooring, integrated speaker system, window to side, window to rear and patio doors to the BALCONY/TERRACE.

Kitchen

Fitted with a range of oak-style base and wall mounted units with granite worktops and splashbacks, built-in electric double oven, 4-ring gas hob, extractor hood, 1½ bowl sink unit, built-in dishwasher, built-in fridge/freezer, cupboard housing the gas fired central heating boiler, radiator, extractor fan, wall mounted electric heater, Velux window, window and door to the courtyard (communal).

Bedroom 1

Built-in wardrobe, wall light points, ceiling speakers, window.

Bedroom 2

Wall light points, built-in wardrobe, window.

Shower Room 1

Comprising shower cubicle, wash hand-basin with cupboard under, WC, ladder style radiator, further electric towel rail, tiled walls and floor, ceiling speaker, extractor fan.

Shower Room 2

Tiled walls and floor, corner shower cubicle, wash hand-basin with cupboard under, WC, ceiling speaker, ladder style radiator, further electric towel rail, wall mounted cupboard, shaver point, extractor fan.

Outside

There is a carpark with a designated parking space.

Services

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

Outgoings

Council tax band TBC - payable 2024/25 £TBC.

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.

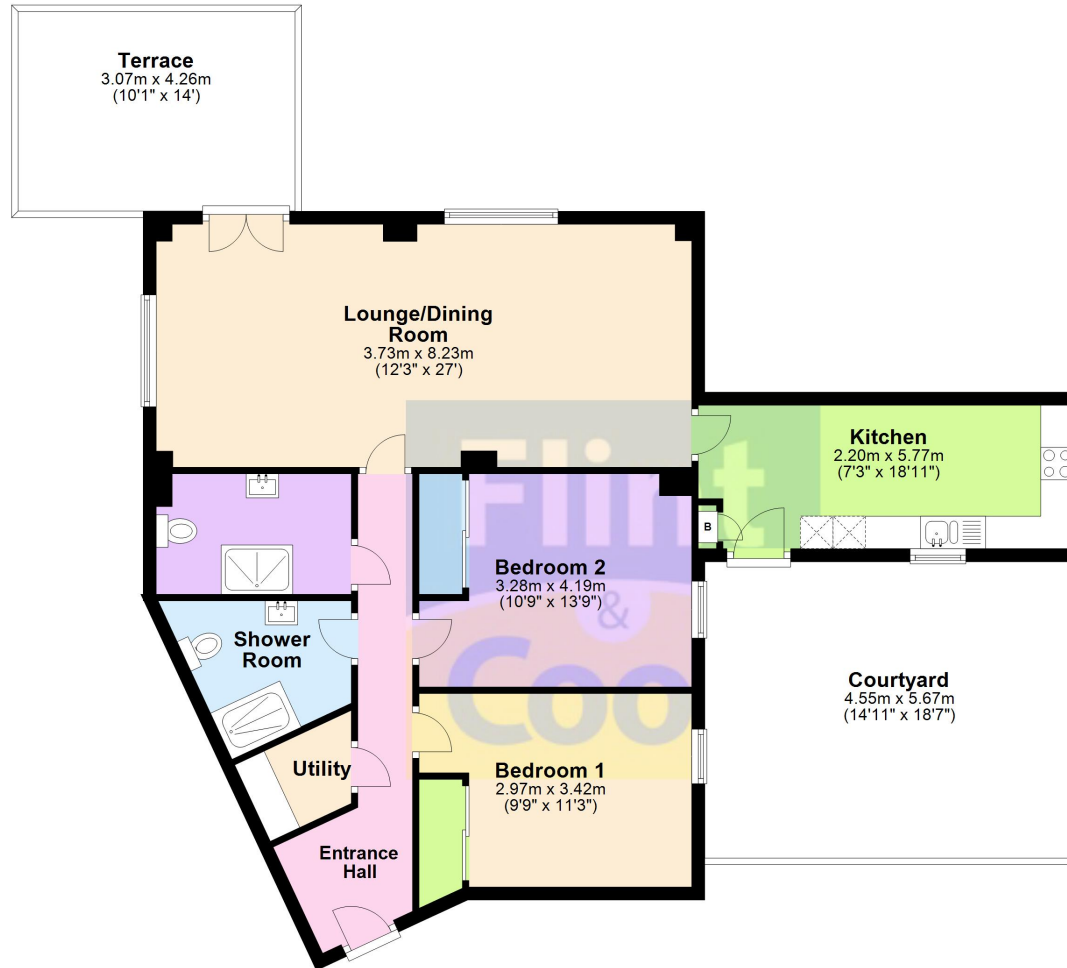
Viewing

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

Directions

What3words - faded.handed.cone

Ground Floor
Approx. 93.6 sq. metres (1007.3 sq. feet)



Total area: approx. 93.6 sq. metres (1007.3 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+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 80 | 80 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |