

FOR
SALE



Flat 7 Guardian Court, Ferrers Street, Hereford HR1 2LP

£89,500 - Leasehold

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

PROPERTY SUMMARY

This excellent purpose built first floor apartment is conveniently located, just off Castle Street, close to the cathedral and within easy walking distance of the city centre and well places for access to Castle Green and Bishop's Meadows.

Hereford is a thriving city within which there are a range of major retailers and local shops together with a cathedral, various churches, restaurants and public house, theatre, cinema and sports facilities.

Constructed in the 1960s and specifically designed for retirement (over 60) with features such as as high level power points, a single person lift, site management together with gas central heating and replacement double glazing. The apartment originally had 2 bedrooms but has been reconfigured to provide a kitchen/dining room and has communal grounds including parking and a laundry room.

POINTS OF INTEREST

- *First floor retirement apartment*
- *Exclusive location*
- *Close to the city centre*
- *1 bedroom*
- *Kitchen/Dining Room*
- *Double glazing & gas central heating*



ROOM DESCRIPTIONS

Communal Entrance Hall

With staircase and single person passenger lift.

Entrance Hall

With storage shelving, smoke alarm, central heating thermostat and a walk in store cupboard.

Sitting Room

With radiator and 2 windows.

Kitchen/Dining Room

Fitted with beech effect units with work surfaces and tiled splash backs, sink unit, built in electric oven, 4 ring gas hob with extractor hood over, space for a fridge/freezer, wall mounted gas fired central heating boiler, radiator and 2 windows.

Bedroom

With built in wardrobe, radiator, airing cupboard and window.

Shower Room

With tiled shower cubicle and mains fitment and glass screen, wash hand basin with storage under, WC, electric heated towel rail, extractor fan and a wall mounted heater.

Outside

There are communal gardens with bench seating, a bin store, outside water tap, a communal laundry room and unallocated parking.

Services

Mains water, electricity, drainage and gas are connected.
Gas-fired central heating.

Service Charge

The Service Charge is £195 per month (TBC)

This includes building Insurance, maintenance and lighting of the common areas (including the lift), use of the laundry room and a link to emergency call system.

Leasehold with 75 years remaining.

Outgoings

Council tax band A - £1,619 payable for 2025/2026
Water and drainage rates are payable.

Viewing Arrangements

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

Opening Hours

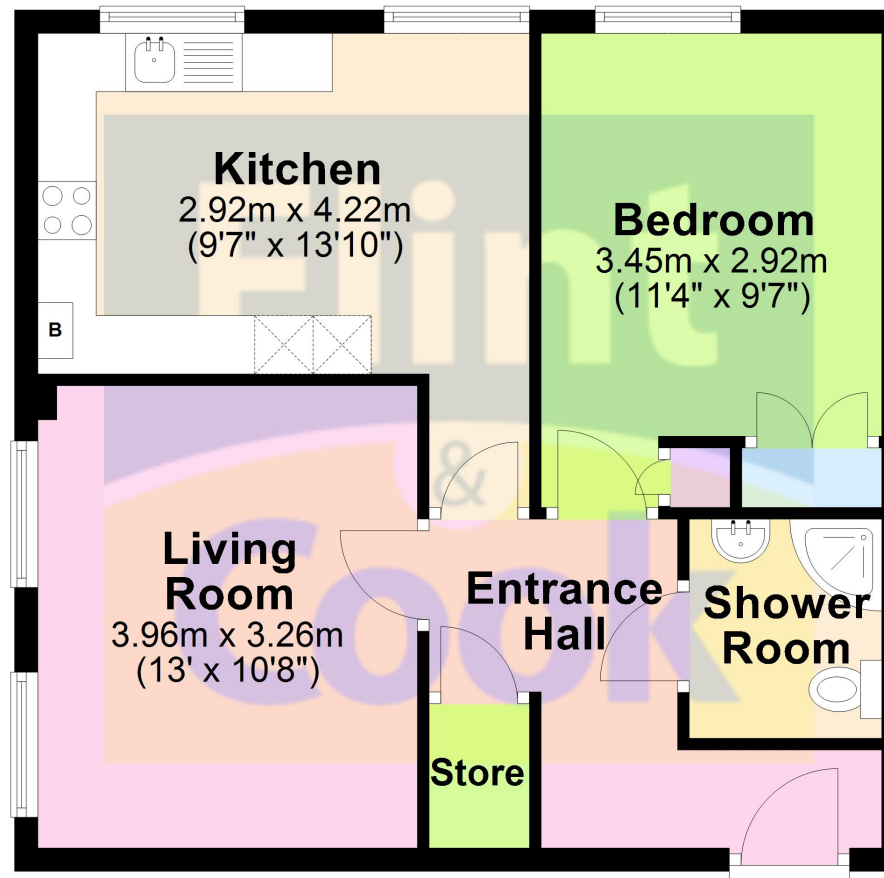
Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

First Floor

Approx. 50.6 sq. metres (544.1 sq. feet)



Total area: approx. 50.6 sq. metres (544.1 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	82	82
A		
(81-91)		
B		
(69-80)		
C		
(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		