

FOR  
SALE



Trinity Court Flat 3, Vowles Close, Hereford HR4 0DF

£147,500 - Leasehold

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



## PROPERTY SUMMARY

Situated in this popular residential location a short walk from Hereford City Centre, a well presented one bedroom ground floor apartment being sold with the added benefit of no onward chain. The property benefits from allocated parking, communal gardens, a modern kitchen and bathroom, modern programmable electric storage heaters and offers ideal first time buyer/ investor or even accommodation for those downsizing, a viewing is highly recommended.

## POINTS OF INTEREST

- *One bedroom ground floor apartment*
- *Popular residential location*
- *Sold with no onward chain!*
- *Ideal for first time buyers/investors or those downsizing*
- *Modern kitchen & bathroom*
- *Allocated parking & communal gardens*



## ROOM DESCRIPTIONS

### Ground floor

With entrance door leading into the communal hall, a door leading out to the communal gardens and the entrance door to flat 3 leading into the

### Entrance hallway

With vinyl flooring, wall mounted electric heater, ceiling light point, wall mounted fuse box, useful storage cupboard with fitted shelving and space for shoes, airing cupboard housing the hot water cylinder and doors leading to

### Lounge/dining room

With fitted carpet, ceiling light point, modern electric heater, dual aspect double glazed windows, tv point, ample space for both dining and living.

### Modern kitchen

A modern fitted kitchen with white high gloss matching wall and base units, stainless steel sink unit, electric double oven with four ring and electric hob, ample work surface space, integrated fridge/freezer, under counter space for washing machine, double glazed window, vinyl flooring and ceiling light point.

### Bedroom

With fitted carpet, modern electric heater, ceiling light point, large double glazed window and large built in wardrobe with hanging rail, fitted shelf and bi-folding doors.

### Bathroom

A three piece white suite comprising panelled bath with electric shower over and part tiled surround, pedestal wash hand basin with tiled splash back, low flush w/c, vinyl flooring, double glazed window and ceiling light point.

### Outside

The property benefits from an allocated parking space, communal gardens & communal bin store.

### Agents

The standard lease extension is based on a term of 150 years from the commencement date of the original lease, which provides an additional 51 years. The original lease commenced in 1994.

### Tenure & possession

The current vendor is in the process of extending the lease.

### Directions

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

### Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations).

### Outgoings-

Council tax band - £ for 2025/2026

Water and drainage rates are payable.

Service charge £60pcm

Ground rent £50 every 6 months.

### Viewings-

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

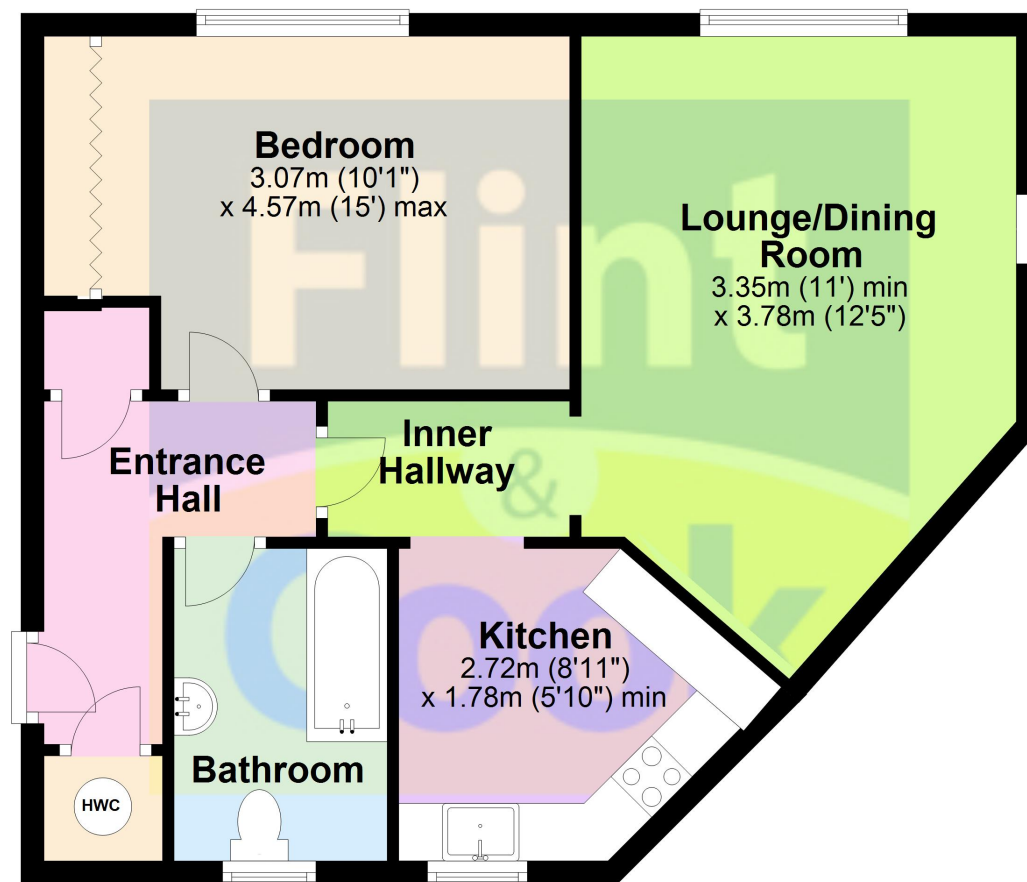
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations-

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

## Ground Floor

Approx. 53.9 sq. metres (580.6 sq. feet)



Total area: approx. 53.9 sq. metres (580.6 sq. feet)

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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		
England, Scotland & Wales		
EU Directive 2002/91/EC		