

FOR  
SALE



4 Victoria Court, Hereford HR4 0AW

£279,500 - Leasehold

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## PROPERTY SUMMARY

Occupying a convenient City centre location, an impressive 2 bedroom ground floor apartment offering ideal retirement accommodation. The property, which is offered For Sale with no onward chain, has the added benefit of gas central underfloor heating, double glazing, generously sized living accommodation, off-road parking, private garden and we recommend an internal inspection.

## POINTS OF INTEREST

- *Convenient central location*
- *Impressive 2 bedroom ground floor apartment*
- *Luxury kitchen, en-suite & bathroom*
- *Private garden*
- *Ideal for retirement*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### **Communal ground floor Entrance Hall**

With entrance door through to the

### **Spacious Reception Hall**

Feature flooring, recessed spotlighting, door entry system, large built-in double store cupboard and door to the

### **Superb Open-plan Living Room/Kitchen**

An impressive living area with fitted carpet, recessed spotlighting, coved ceiling, 2 double glazed sash-style windows to the side with shutter-style blinds, feature fire surround with hearth, sound system speaker, display mantel and built-in electric coal-effect fire, double glazed double doors with shutter-style folding blinds to the garden. Kitchen area is comprehensively fitted out with a range of units comprising single drainer sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with splashbacks, feature tiled floor, built-in oven, microwave and 5-ring gas hob with splashback and cookerhood over, boiler cupboard, built-in upright fridge/freezer, glass display cabinets, recessed spotlighting, sound system speaker, washing machine, breakfast bar with ample storage below.

### **Bedroom 1**

Fitted carpet, recessed spotlighting, sound system speaker, range of free-standing wardrobes with mirrored sliding doors, large double glazed sash-style windows to the front aspect with fitted shutter-style blinds and door to the EN-SUITE BATHROOM with whirlpool bath, low flush WC, wash hand-basin, corner shower cubicle with glazed sliding doors, tiled wall surround, display shelf with wall mirror over, fitted carpet, recessed spotlighting, extractor fan.

### **Bedroom 2**

Fitted carpet, double glazed sash-style window with blind, coved ceiling.

### **Bathroom**

Suite comprising bath, wash hand-basin, low flush WC, tiled floor and wall surround for easy maintenance, extractor fan, display shelf.

### **Outside**

To the front of the property there is an allocated parking space. The property also benefits from its own private garden which is accessed from the Living area and has a composite decked area - perfect for entertaining and the remainder of the garden is paved for easy maintenance and enclosed by fencing for privacy.

### **Services**

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

### **Outgoings**

Council tax band - payable 2024/25 (to be assessed)  
Water and drainage - rates are payable/metered supply.

### **Tenure & Possession**

Leasehold with vacant possession on completion. 999 year lease commenced 2005 (TBC).  
Service Charge £1475.28 per annum. No ground rent.

### **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**

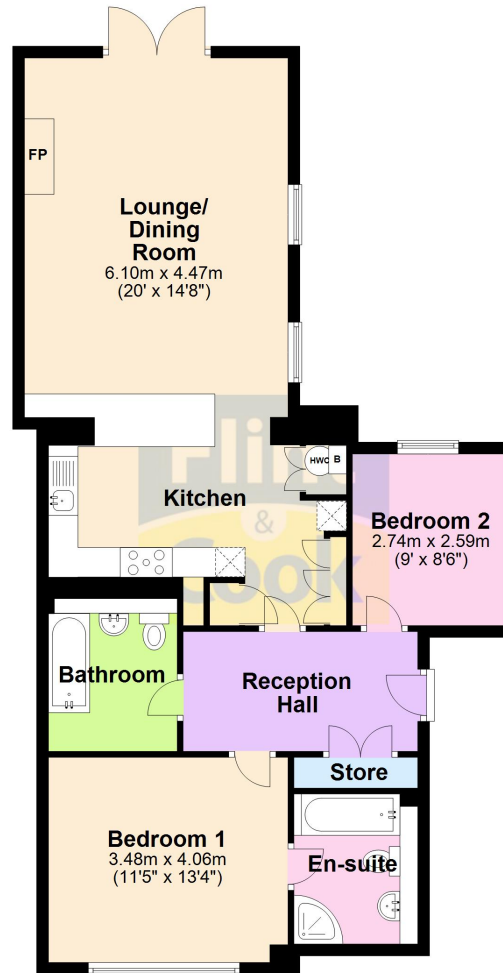
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### **Directions**

What3words - report.lonely.cage

**Ground Floor**

Approx. 42.9 sq. metres (462.0 sq. feet)



Total area: approx. 42.9 sq. metres (462.0 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>		67	77
(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				