

FOR  
SALE



Flat 11 Trinity Court, Vowles Close, Hereford HR4 0DF

£135,000 - Leasehold

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## PROPERTY SUMMARY

Situated in this popular residential location just a short distance from Hereford City Centre, a one bedroom first floor apartment offering ideal first time buyer/investor accommodation and being sold with the added benefit of no onward chain. The property which comprises one large double bedroom, a large sitting room, kitchen/breakfast room, a modern shower room and plenty of storage also has the benefit of allocated parking and use of communal gardens. We highly recommend a viewing.

## POINTS OF INTEREST

- *No onward chain!*
- *One double bedroom*
- *First floor flat*
- *Ideal first time buyer/ investor accommodation*
- *Allocated parking & communal gardens*
- *Popular residential location*



## ROOM DESCRIPTIONS

### Ground floor

With communal entrance door leading into the

### Communal entrance hall

with stairs leading up to the first floor and entrance door leading to

### Flat 11

With wooden entrance door into

### Entrance hallway

With vinyl flooring, wall mounted fuse box, a large storage cupboard with bi-folding doors, a storage cupboard housing the hot water system and a further storage cupboard, loft hatch, two ceiling light points, wall mounted electric heater and doors to

### Living room

With wood effect flooring, wall mounted electric heater, ceiling light point and large double glazed window.

### Double bedroom

A large double bedroom with wood effect flooring, ceiling light points, wall mounted electric heater and large double glazed window.

### Kitchen/breakfast room

Fitted with matching wall and base units, ample work surface space, stainless steel sink and drainer, 4 ring induction hob with extractor over and oven below, under counter space for washing machine and space for fridge/freezer, double glazed window, laminate flooring, ceiling light point, ample space for a breakfast bar/ dining table.

### Shower room

With double width shower cubicle, electric shower over, with glass sliding door and tiled surround, wash hand basin with storage under and illuminating mirror over, low flush w/c, double glazed window, recess spotlights and fitted storage.

### Outside

To the outside the property benefits from use of a communal garden mostly laid to lawn, bin store and an allocated parking space.

### 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.

### 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

The property benefits from an extended lease of 150 years (December 2144).

### Services

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

### Outgoings-

Council tax band B - £1889.10 for 2025/2026

Water and drainage rates are payable.

Ground rent - £50 every 6 months.

Service charge - £60pcm.

### Viewings-

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

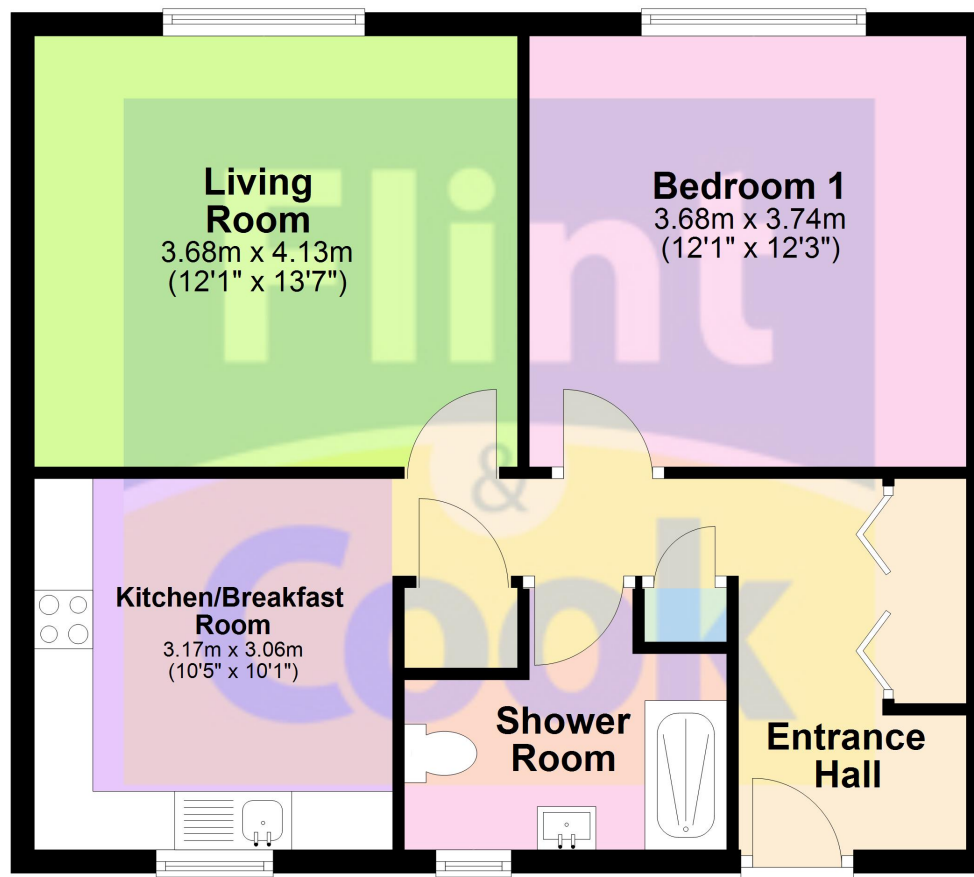
Saturday 9.00 am - 1.00 pm

### 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. 55.4 sq. metres (596.5 sq. feet)



Total area: approx. 55.4 sq. metres (596.5 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>	73	77
(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		