

FOR  
SALE



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

£293,950 - Leasehold

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## PROPERTY SUMMARY

This stunning 3rd 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 10 is in immaculate order having recently been redecorated and re-carpeted throughout and has features including triple glazing, gas central heating, lighting controls, integral vacuum system, an integrated stereo sound system and very spacious accommodation extending to approximately 1,460 sq. feet. There is also a designated parking space and passenger lift access together with a lovely communal entrance hall with door entry phone system and marbled floor. The apartment is being offered For Sale with no onward chain and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Stunning 3rd floor apartment*
- *Landmark development near River Wye*
- *Immaculately presented*
- *Approximately 1,460 sq. feet*
- *Gas central heating, triple glazing*
- *High quality fittings, off-road parking*
- *3 Bedrooms (1 en-suite)*
- *No onward chain*



## ROOM DESCRIPTIONS

### **Door to the Entrance Hall**

With radiator, downlighters and door to the

### **Inner Hall**

With door entry phone, radiator, central heating thermostat and fitted carpet.

### **Utility Room**

Plumbing for washing machine, space for tumble dryer, radiator and tiled floor.

### **Bedroom 3**

Built-in wardrobe, radiator, fitted carpet and window.

### **Wet Room**

Tiled walls, tiled floor, fitted shower, wash hand-basin with cupboard under, WC, ladder style radiator, extractor fan.

### **Inner Landing**

Radiator and fitted carpet.

### **Bedroom 1**

A spacious room with triple glazed window to the front with blind, radiator and dressing area with 2 built-in mirror fronted wardrobes and door to the EN-SUITE SHOWER ROOM with tiled walls and floor, double-width shower cubicle with mains fitment, wash hand-basin with cupboard under, WC, wall mounted mirror, ladder style radiator and extractor fan.

### **Bedroom 2**

Fitted wardrobe, radiator, triple glazed window to the front aspect and fitted carpet.

### **Open Plan Lounge/Dining Room**

With 2 radiators, triple glazed window to the front, double glazed window to the rear, stereo control system, light control system and fitted carpet.

### **Kitchen/Breakfast Room**

Fitted with a range of contemporary-style high gloss units with granite worksurfaces, 1½ bowl sink unit with mixer tap, breakfast bar, built-in electric double oven, 4-ring gas hob with extractor hood, under-unit lighting, vertical radiator, built-in dishwasher, built-in fridge/freezer, window and door to the fire escape and cupboard housing the Worcester Bosch gas fired central heating boiler.

### **Outside**

There is a private carpark with a designated space.

### **Tenure & Possession**

Leasehold on a 999 year Lease commencing 2010. Service Charge £4004.00 per annum and Ground Rent - Peppercorn. Vacant possession on completion.

### **Services**

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

### **Outgoings**

Council tax band E - payable 2023/24 £2741.55

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**

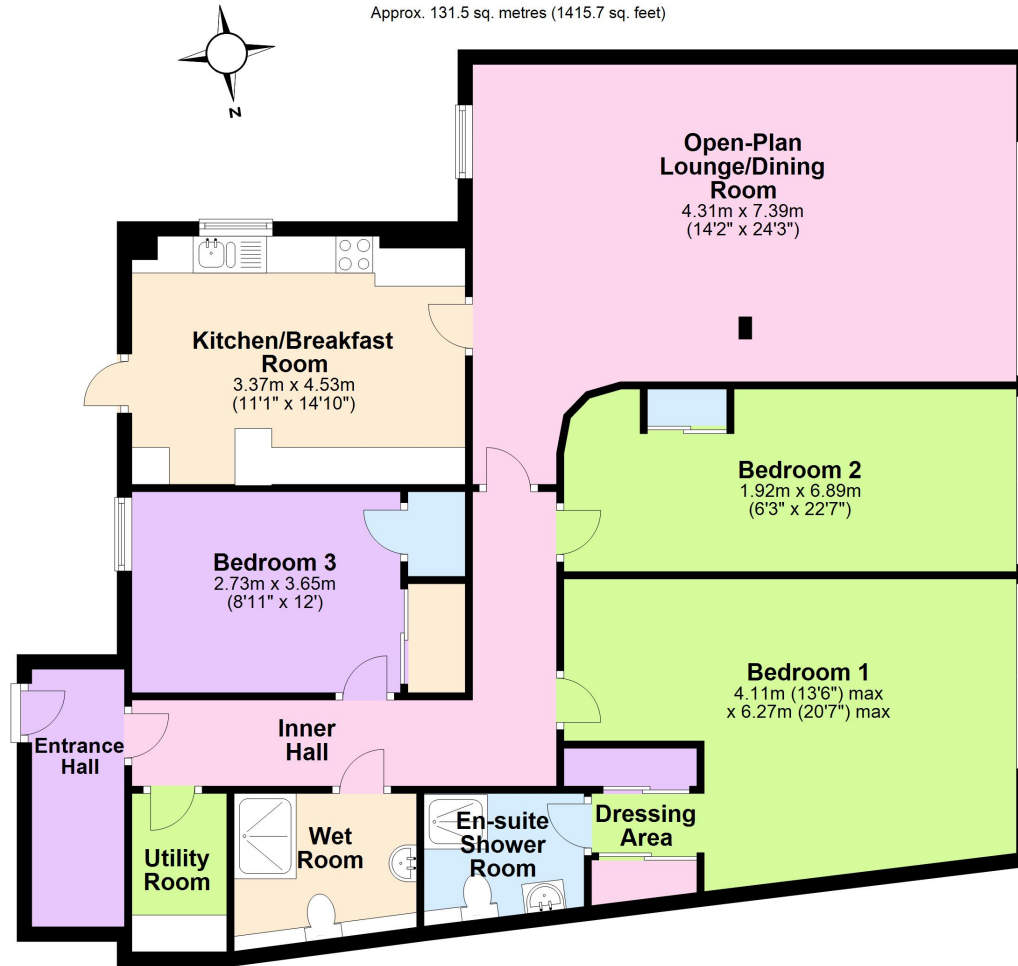
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### **Directions**

What3words - faded.handed.cone

## Floor Plan

Approx. 131.5 sq. metres (1415.7 sq. feet)



Total area: approx. 131.5 sq. metres (1415.7 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

**10 Riverview Court, Bridge Street, Hereford**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	87	87
(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			