

FOR
SALE



15 River View Court Bridge Street, Hereford HR4 9BQ

£315,000 - Leasehold

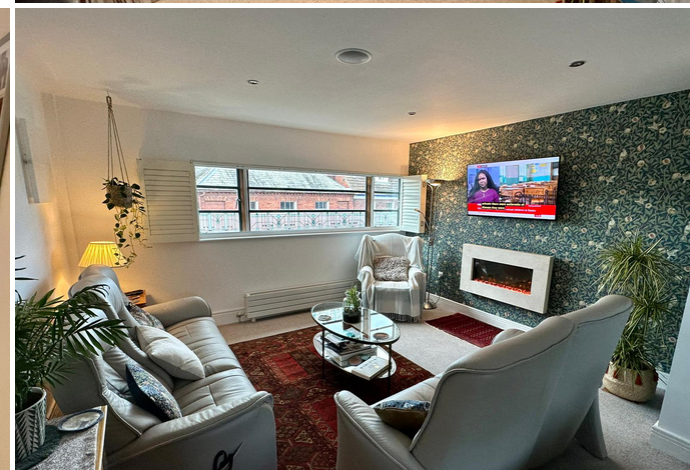
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Convenient central location a superb 3 bedroom apartment with luxury kitchen and bathrooms, immaculate order throughout, ideal for retirement. Must be viewed.

POINTS OF INTEREST

- *Prime City centre location*
- *Impressive 3rd floor 3 bedroom apartment*
- *Luxury kitchen & bathrooms*
- *Immaculate decorative order throughout*
- *Large garage with storage*
- *Must be viewed!*



ROOM DESCRIPTIONS

Staircase or lift access to the

Third floor communal hallway

With entrance door to the

Apartment 15 Entrance Hall

Storage space and access to the

Inner Hallway

With door to the

Utility Room

Hub for sound system and control panels with speakers throughout the property for both radio and satellite, space and plumbing for washing machine, TV aerial and telephone points, spotlighting.

Bathroom

Suite comprising P-shaped bath with shower attachments over and glazed screen, low flush WC, vanity wash hand-basin with storage below and wall mirror over, ladder style towel rail/radiator, display shelf, extractor system.

Bedroom 2

Fitted carpet, glazed window with shutters, double wardrobe with mirrored sliding doors.

Bedroom 1

Fitted carpet, glazed window with shutters, extensive range of bedroom furniture including wardrobes and drawer units and access to the Dressing Area with "his and hers" double wardrobes with mirrored sliding doors and access to the En-suite Shower Room with double shower cubicle with glazed sliding door, low flush WC, display shelf, vanity wash hand-basin with storage below and illuminated mirror over, ladder style towel rail/radiator.

Bedroom 3

Radiator, built-in wardrobe, glazed window. worksurface housing the built-in vacuum system,

Superb Open Plan Lounge/Dining Room

Glazed window with shutters, fitted carpet, range of feature lighting, window with views across the River Wye and Victoria Bridge, feature glass part-dividing panel and door to the

Luxury Kitchen/Breakfast Room

Comprehensive range of wall and base units, ample granite worksurfaces and breakfast bar, range of integrated appliances including fridge/freezer, dishwasher, Miele gas hob with extractor over and double oven with microwave and grill, concealed lighting, upright radiator, feature tiled flooring, 1½ bowl sink unit with window over enjoying a fine view across the River Wye with Dinedor in the distance, spotlighting and speakers, double glazed door to the escape staircase which could be occasionally be used to enjoy breakfast and the fine views.

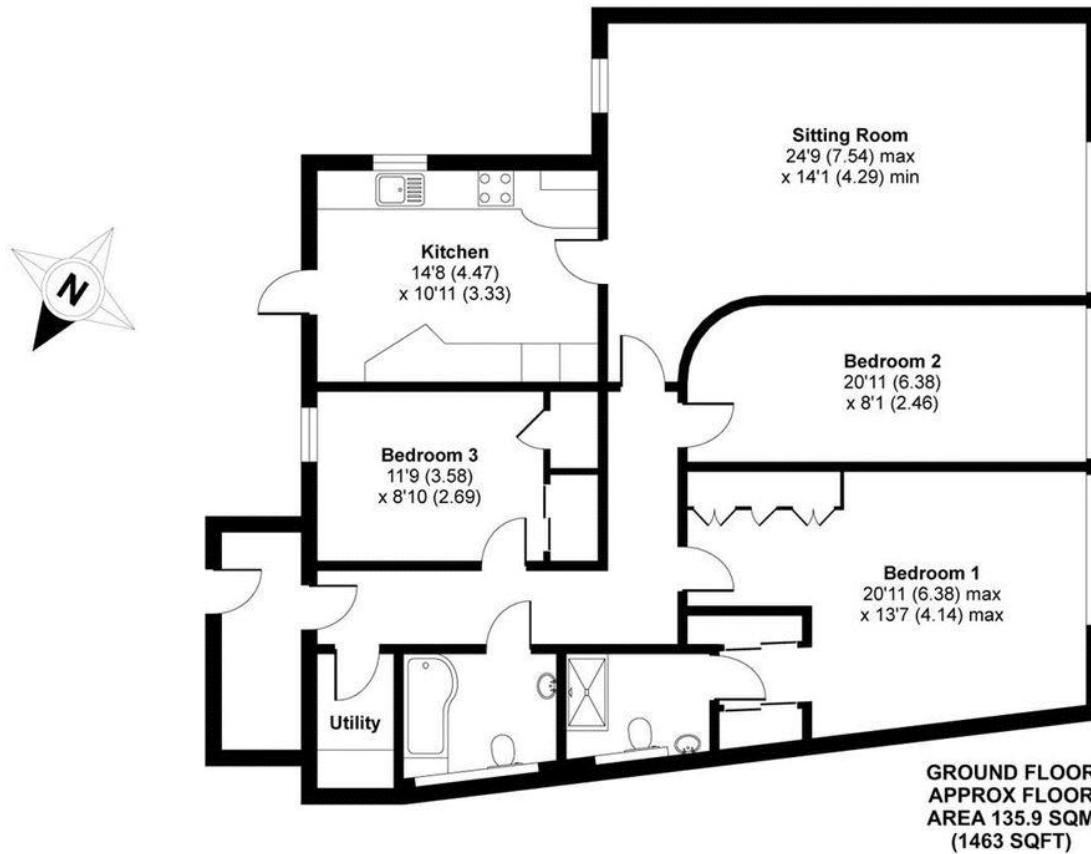
Outside

All the communal areas are immaculately maintained and there is secure gated vehicular access to the rear from Gwynne Street leading to the LARGE GARAGE with power and light, remote control door and ample storage space. There is a further communal store nearby - ideal for cycles etc.

Tenure & Possession

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

Bridge Street, Hereford, HR4



APPROX. GROSS INTERNAL FLOOR AREA 1463 SQ FT 135.9 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Hunters REF : 177050

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	86
(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			