

Plot 2 King Georges View  
Hinton Road Hereford HR2 6BN

**£245,000**



• Luxury apartments • Walking distance from City centre • Two double bedrooms. • Ensuite off the master-bedroom • Local developer

## Designer Kitchens

Professionally designed  
High specification  
Handleless master class kitchen  
Caple appliances finished in  
gunmetal  
Integrated oven  
Integrated fridge freezer  
Integrated dishwasher  
Induction hob  
Chimney hood  
1810- designer quartz sink

## Bathrooms And Ensuites

Professionally designed  
Bespoke fitted furniture by Ellis  
bathrooms  
Vado showers & taps  
Back to wall toilets  
Latest designer shower boards  
Moduleo luxury vinyl tile flooring

## Internal

Gas fired combination boiler  
Designer Oak doors  
Custom made wardrobes  
(Optional Extra)  
Moduleo luxury vinyl tile flooring  
Fitted carpets to bedrooms  
Low energy lighting  
Rehau designer windows

## External

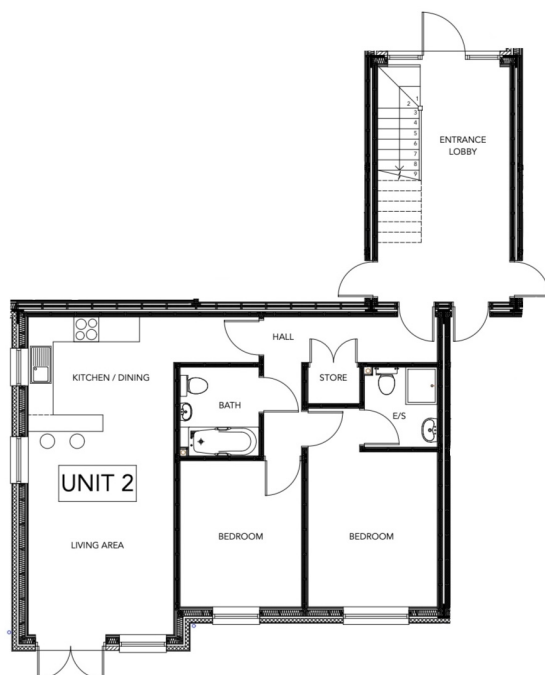
Contemporary architect designed  
apartments  
Private & secure off road parking  
Private gardens for ground floor  
apartments  
Juliette balconies for 1st floor  
apartments  
Bespoke boundary treatments  
Low maintenance design  
10 Year LABC warranty  
Audio entry system

## Measurements

Living, Kitchen, Dining- 5.5m x  
7.7m (18' 1" x 25' 3")  
Bedroom 1- 2.9m x 5.1m (9' 6" x  
16' 9")  
Bedroom 2- 2.9m x 3.7m (9' 6" x  
12' 2")

## Agent's notes

Photographs are of plot 10 and  
are for representational  
purposes.



## GENERAL INFORMATION

### Tenure

Leasehold- 999 years

### Services

All main services

### Outgoings

### Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

[www.stookehillandwalshe.co.uk](http://www.stookehillandwalshe.co.uk)

### Offers

As part of the Estate Agency Act 1979, we have  
a legal obligation to financially qualify every offer  
before it is conveyed to the vendors.

N.B. Appliances listed in these details have not  
been tested by the Agents. Any prospective  
purchasers should satisfy themselves that they  
are, in fact, in working order.

### Opening Hours

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that:- (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.