



10 Woodfield Gardens, Belmont, Hereford, HR2 9RN

Asking Price £285,000





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SPACIOUS LUXURY RETIREMENT APARTMENT for the over 50's.

Trivett Hicks is pleased to offer this luxury appointed three bedroom first floor retirement apartment, situated within the grounds of Belmont Abbey. The well presented, spacious first floor apartment offers gas central heating, double glazing, communal gardens and garage.

In brief, the property comprises: entrance hall, cloakroom, living room with French double doors leading to covered balcony, dining room, kitchen/breakfast room with built in eye level oven and microwave, gas hob with extractor hood, integrated fridge/freezer, washing machine and dishwasher, three bedrooms, master bedroom having ensuite bathroom with separate walk in shower and bedroom two with en-suite shower room. The balcony offers views over the landscaped communal gardens and feature pond. The bedrooms benefit from excellent outlook over open grassland, the property also has nearby access to woodland and stunning countryside walks.

## FULL DETAILS

### FIRST FLOOR

Lift or stair access from the ground floor.

### HALLWAY

Two radiators, burglar alarm control panel, video entry phone system, door to:

### CLOAKROOM

Fitted with two piece suite comprising, pedestal wash hand basin, tiled splashbacks, low-level WC, extractor fan, radiator and slate style vinyl flooring.

### LIVING ROOM 20'5" x 12'3" (6.24 x 3.74)

Double glazed windows to the front aspect, radiator, telephone point, TV points, power points, coved ceiling, double glazed double French doors to Balcony.

### BALCONY

Views over communal gardens and feature pond.

### FITTED KITCHEN/BREAKFAST 14'3" x 9'8" (4.36 x 2.96)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, tiled splashbacks, integrated fridge/freezer, dishwasher and automatic washing machine, plumbing for automatic washing machine, fitted eye level electric fan assisted oven, four ring gas hob with extractor hood over, microwave oven, double glazed window to the side aspect, two radiators, ceramic tiled flooring, power points and ceiling spotlights.

### DINING ROOM 12'8" x 9'8" (3.87 x 2.96)

Double glazed window to the front aspect, radiator and power points.

### MASTER BEDROOM 15'3" x 12'3" (4.67 x 3.75)

Double glazed window to the side aspect, radiator and power points, door to:







#### EN-SUITE BATHROOM

Fitted with four piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin, tiled splashbacks, recessed tiled walk in shower enclosure with fitted power shower and glass screen, low-level WC, heated towel rail, extractor fan, shaver point and light, slate style vinyl flooring and ceiling spotlight

#### STORAGE CUPBOARD

Fitted storage cupboard with radiator.

#### BEDROOM 2 14'0" x 11'0" (4.28 x 3.37)

Double glazed window to the side aspect, telephone points, radiator, power points, door to:

#### EN-SUITE SHOWER ROOM

Fitted with three piece suite comprising recessed walk in shower enclosure with fitted power shower and glass screen, pedestal wash hand basin with tiled splashback, low-level WC, heated towel rail, electric fan heater, extractor fan, shaver point and light, slate style vinyl flooring and ceiling spotlights.

#### BEDROOM 3 10'2" x 6'4" (3.10 x 1.95)

Double glazed window to the side aspect, two radiators, TV point and power points.

#### COUNCIL TAX

Band D £2185.63 2023/2024 (A reduction may be applicable for single occupancy).

#### LEASEHOLD INFORMATION & MAINTENANCE CHARGE

The Lease began March 2007 for 125 years, with 107 years remaining TBV. The maintenance charge is £177 per calendar month again TBV. Ground rent £200 half yearly.

#### MONEY LAUNDERING REGULATIONS

Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

#### LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

#### TENURE

Leasehold.

#### TO VIEW

Viewings are strictly by arrangement with the Selling Agents Trivett Hicks, 10 St. Peters Street, Hereford Tel: 01432 274300

#### DIRECTIONS

Leave Hereford on the A465, Belmont Road. At the roundabout, take the second exit continuing on the A465. Turn right onto Ruckhall Lane and then take the first left.

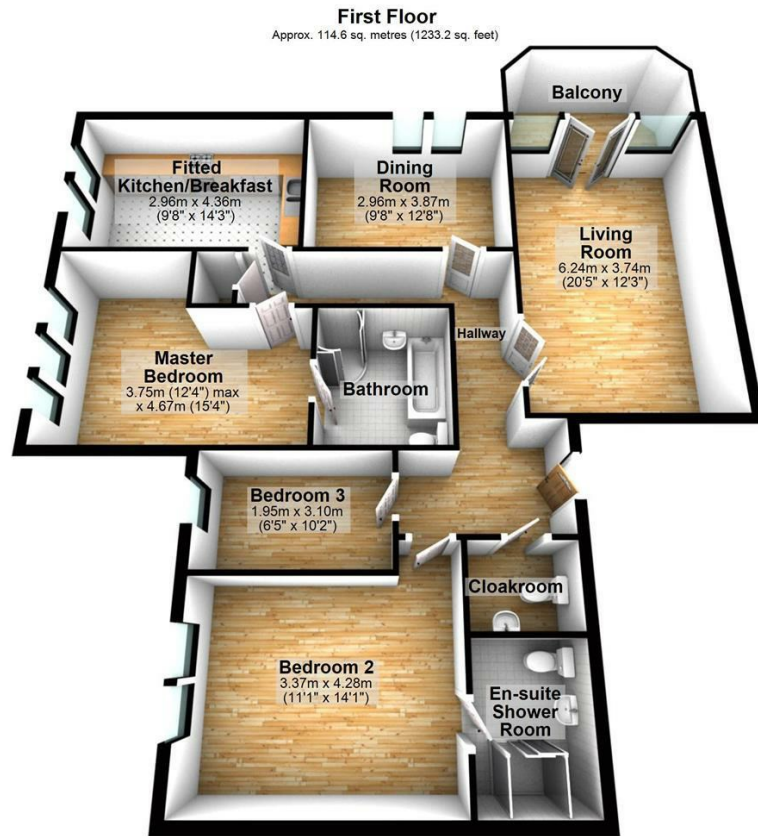
#### N.B

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## Floor Plan

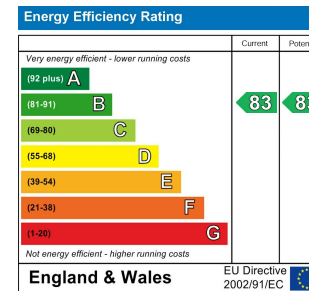


Total area: approx. 114.6 sq. metres (1233.2 sq. feet)

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

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