



10 Woodfield Gardens, Belmont, Hereford, HR2 9RN

Asking Price £285,000

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HR2 9RN**

SPACIOUS LUXURY 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

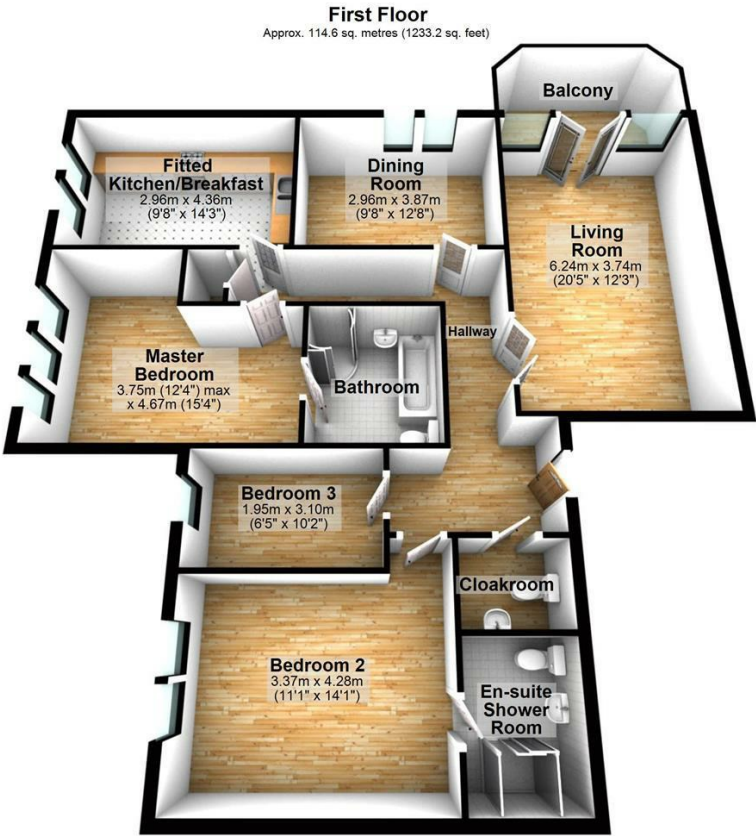
Leave Hereford on the A465, Belmont Road. At the roundabout, take the second exit continuing on the A465. Turn right onto Ruckhall Lane and then take the first left.

N.B

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. 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. 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. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.



Floor Plan

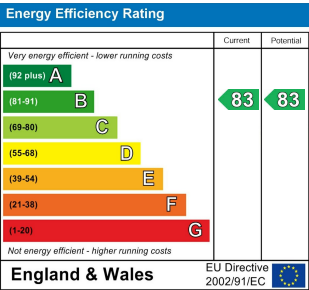


Total area: approx. 114.6 sq. metres (1233.2 sq. feet)

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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