

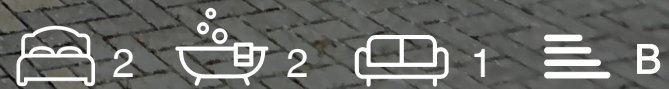


Trivett Hicks



12 Gwynne Gate Catherine Street, Hereford, HR1 2ED

Asking Price £240,000



## 12 Gwynne Gate Catherine Street, Hereford, HR1 2ED

Trivett Hicks is pleased to offer this excellent two bedroom second floor luxury apartment, which is situated in the recently built Gwynne Gate development, constructed by Perfection Homes. The apartment has secure parking with remote operated gated entrance.

The residence accommodation offers in more detail entrance hall, open plan living room/ fitted kitchen, two bedrooms, master bedroom having en-suite shower room and a separate bathroom. The apartment benefits from secure gated access and parking, intercom with secure door release, double glazing and gas central heating

The property is situated in an sought after area of Hereford city and is within easy walking distance of all the city's amenities. We strongly recommend a viewing of this property to appreciate what is on offer.

### FULL DETAIL

#### ENTRANCE HALL

Radiator, power points, door to:

#### LIVING ROOM/KITCHEN 17'9" x 16'7" (5.42m x 5.08m )

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, integrated fridge/freezer and dishwasher, plumbing for automatic washing machine, space for automatic washing machine, fitted electric fan assisted oven, four ring ceramic hob with extractor hood over, double glazed window to the side aspect, 2 x radiators, vinyl flooring, TV points, power points, double glazed sliding doors, door to:

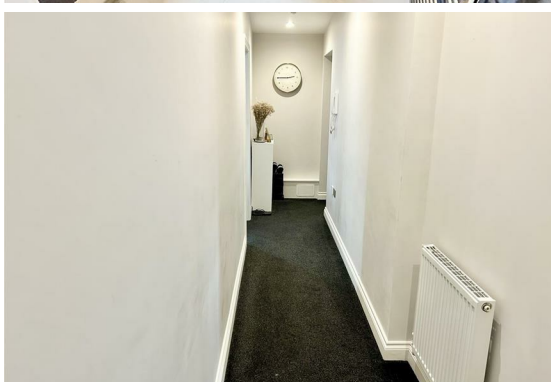
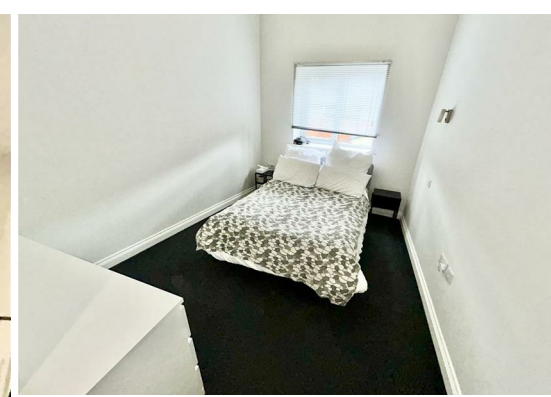
#### BALCONY

#### MASTER BEDROOM 11'8" x 9'8" (3.57m x 2.95m )

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

#### EN-SUITE SHOWER ROOM

Fitted with three piece suite with tiled shower enclosure with fitted power shower and glass door, wash hand basin in vanity unit with cupboard under, tiled splashbacks mixer tap, low-level WC, heated towel rail, extractor fan, ceramic tiled flooring and ceiling spotlights.



#### BEDROOM TWO 9'5" x 8'10" (2.88m x 2.70m )

Double glazed window to the rear aspect, TV points, power points, radiator, fitted wardrobe with sliding doors, door to:

#### BATHROOM

Fitted with three piece suite comprising panelled bath with hand shower attachment over, mixer tap, wash hand basin in vanity unit and low-level WC, heated chrome towel rail, extractor fan, obscure double glazed window to the side aspect, ceramic tiled flooring and ceiling spotlights.

#### OUTSIDE

The property benefits from a secure gated car park with an allocated car park space and a bike storage area.

#### LEASE INFORMATION

990 years remaining, expires June 3014.  
Annual Management fee approximately £720.00

#### COUNCIL TAX

Band B £1794.59 2024/2025 (A reduction may be applicable for single occupancy).

#### MONEY LAUNDERING

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.

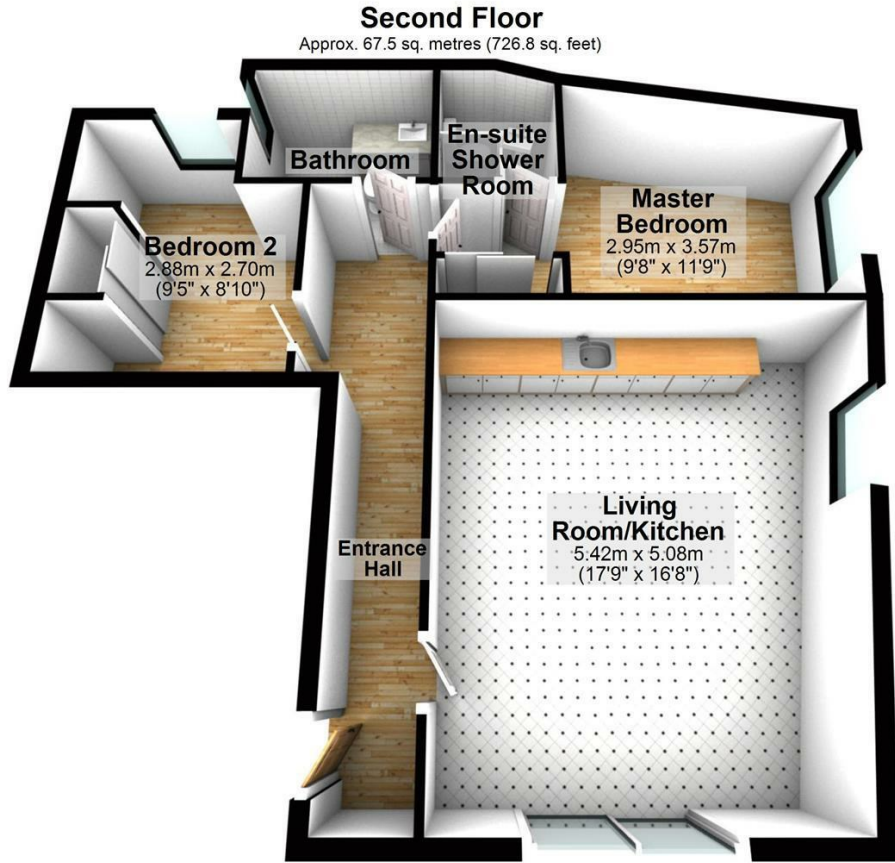
#### LOCAL AUTHORITY

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#### N.B.

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. 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. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.

## Floor Plan

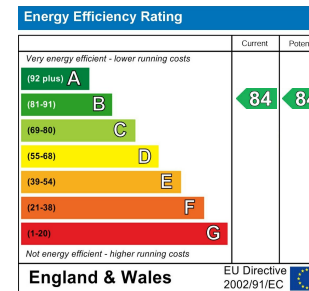


Total area: approx. 67.5 sq. metres (726.8 sq. feet)

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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