



GWYNNE GATE



Flat 8 Gwynne Gate, Catherine Street, Hereford, HR1 2ED

Asking Price £230,000

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Hereford, HR1 2ED

NO CHAIN

This an excellent two bedroom first floor luxury apartment which is situated in the recently built Gwynne Gate development, constructed by Perfection Homes. The apartment has secure parking with remotely operated gated entrance. The property is located within Hereford City and offers in more detail entrance hall, open plan living room/fitted kitchen with integrated appliances, two bedrooms and a bathroom with separate shower. 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 DETAILS

FIRST FLOOR

ENTRANCE HALL

Radiator, telephone point, power points, central heating thermostat, intercom entry phone, door to:

LIVING ROOM/FITTED KITCHEN 25'2" x 12'1" (7.68 x 3.69)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, integrated fridge/freezer, dishwasher and washing machine, plumbing for automatic washing machine, fitted electric oven, four ring ceramic hob with extractor hood over, two radiators, double glazed sliding doors to Balcony.

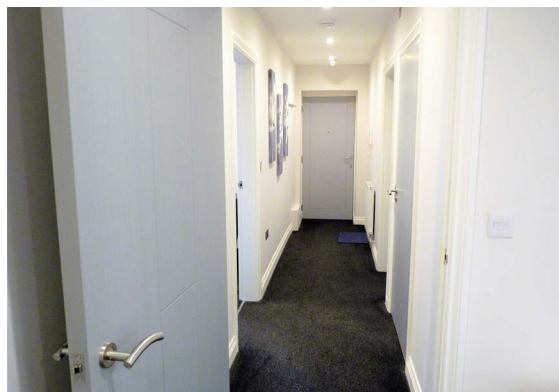
BALCONY 12'1" x 3'7" (3.69 x 1.11)

MASTER BEDROOM 14'2" x 11'8" (4.32 x 3.58)

Double glazed window to the side aspect, radiator, telephone point, power points, fitted wardrobe with sliding doors, two wall lights and ceiling spotlights, door to:

BEDROOM 2 10'9" max x 9'4" (3.30 max x 2.86)

Double glazed window to the side aspect, radiator, telephone point, built in wardrobe with sliding doors, power points, door to:





BATHROOM

Fitted with four piece suite comprising recessed tiled shower enclosure with fitted power shower and glass screen, vanity wash hand basin in vanity unit with cupboards under, mixer tap, tiled splashbacks, low-level WC, heated chrome towel rail, extractor fan, mirrored cabinets with shaver point and light, panelled bath with hand shower attachment over, obscure double glazed window to the side aspect, ceramic tiled flooring and ceiling spotlights.

COUNCIL TAX

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

LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

TO VIEW

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

DIRECTIONS

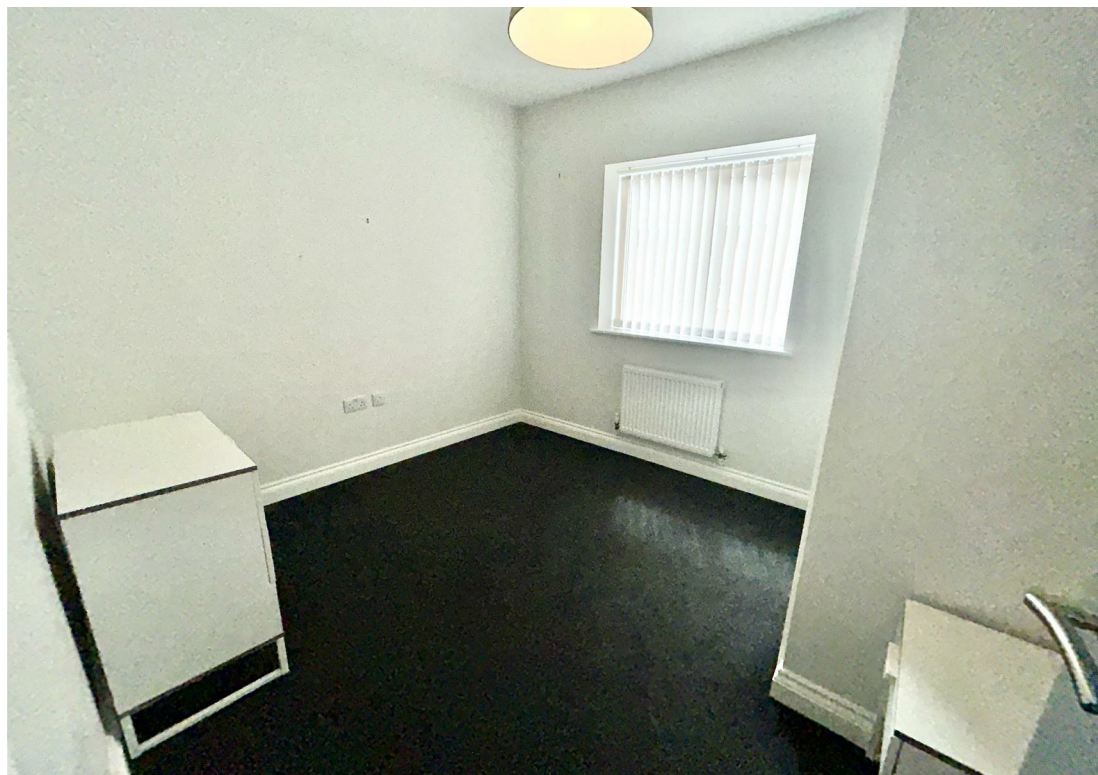
Driving from Hereford city centre take the right turn into Catherine Street. Continue along this road until reaching the junction and you will see Gwynne Gate on the right hand side.

MONEY LAUNDERING

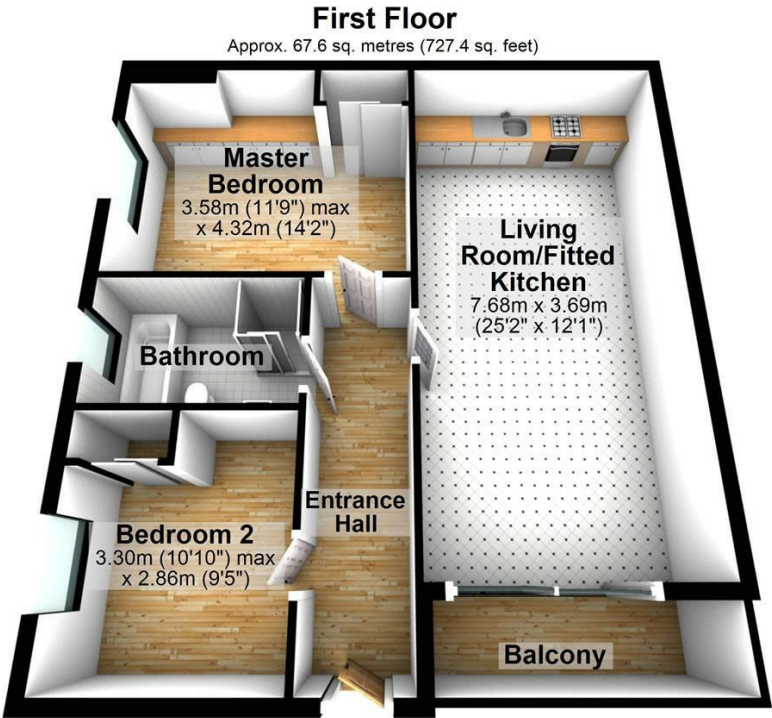
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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

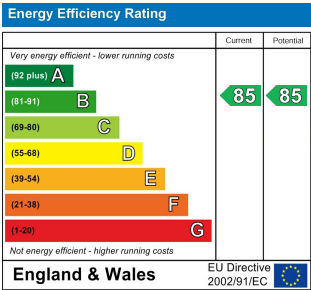


Total area: approx. 67.6 sq. metres (727.4 sq. feet)

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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