



Trivett Hicks



25 Victoria Court, Hereford, HR4 0AW

Asking Price £225,000



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NO CHAIN

Trivett Hicks is pleased to offer this luxury appointed two bedroom second floor apartment for sale. The property is situated within walking distance of Hereford City in this popular residential location.

The property is part of the re-development of the old Victorian Eye Hospital, in approximately 2005. The property has been finished to a high standard to include underfloor heating, fitted kitchen with granite worktops and bathroom with jacuzzi bath.

The accommodation offers in more detail, entrance hall, fitted kitchen/living room, kitchen having integrated appliances to include electric oven, gas hob, microwave, fridge and separate freezer, freestanding dishwasher and washing machine. two bedrooms and a family bathroom.

The property also benefits from large balcony area which runs the length of the property, with a good deal of privacy from the surrounding mature trees. Dedicated parking for one vehicle and has use of two guest spaces.

FULL DETAILS

ENTRANCE HALL

Power point, intercom entry phone, cupboard housing gas boiler, additional storage cupboard, door to:

FITTED KITCHEN/LIVING ROOM 28'1" x 13'8" (8.58m x 4.17m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, plumbing for automatic washing machine and dishwasher, fitted eye level electric fan assisted oven, gas hob, built-in microwave, double glazed window to the side and rear aspect, marble effect tiled floor, power points, coved ceiling with ceiling spotlights, feature electric fire with feature mantle and marble hearth, TV socket connection plus connection to communal Sky satellite dish, double glazed double doors to the balcony.

BALCONY

Balcony which runs the full length of the property, with a good deal of privacy from the surrounding mature trees.

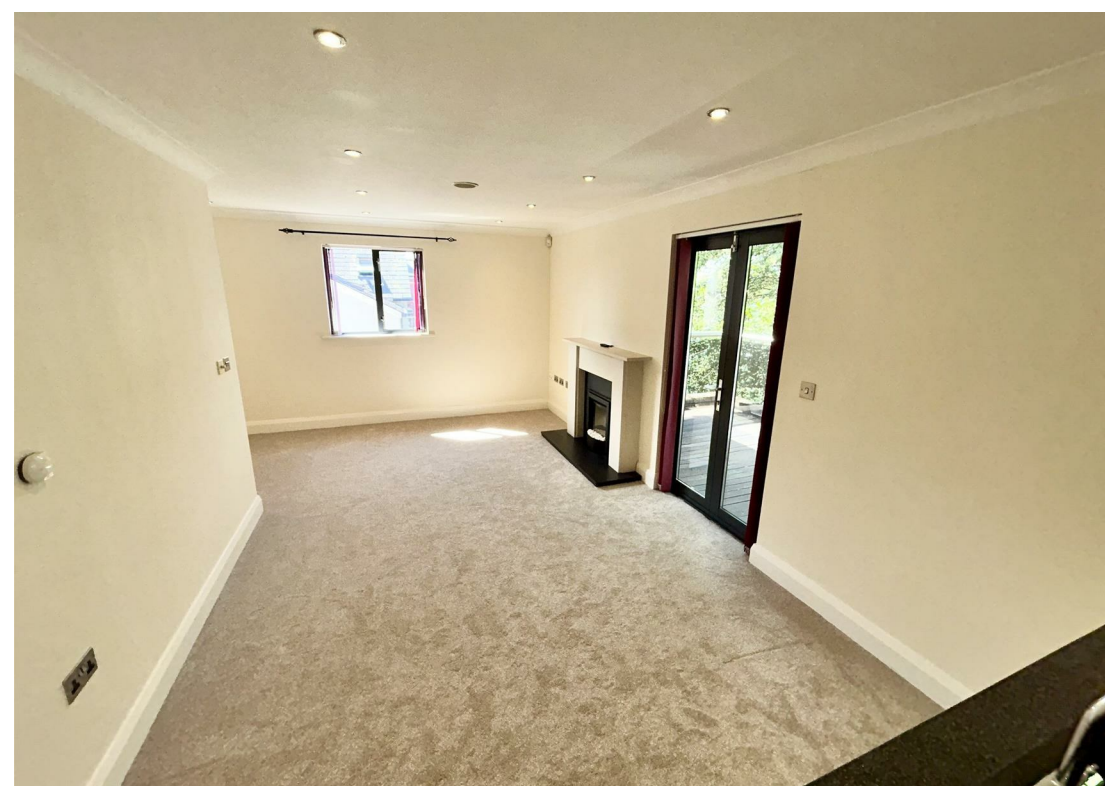
MASTER BEDROOM 13'8" x 11'3" (4.17m x 3.44m)

Double glazed window to front aspect with additional secondary glazing, TV point, power points, central heating thermostat, coved ceiling, ceiling spotlights with dimmer control, access to the roof space.

BEDROOM 2 14'6" x 7'6" (4.44m x 2.31m)

Double glazed window to the rear aspect, Velux skylight, TV points, power points, central heating thermostat for the under floor heating and coved ceiling.





BATHROOM

Fitted with three piece suite comprising jacuzzi bath with shower over and glass screen, wash hand basin, electric chrome heated towel rail, fully tiled walls, low-level WC, extractor fan, wall mounted mirrored cabinet with light, obscure double glazed window to the side aspect, ceramic tiled flooring and coved ceiling.

OUTSIDE

The large balcony follows the entire length of the property and adds a private outdoor space that is surrounded by mature trees.

The property benefits from an allocated parking space for one vehicle and there are also two guest spaces available.

Additionally the property benefits from communal gardens.

LEASEHOLD INFORMATION

The property has approximately 980 years of the lease remaining, the management fee is approximately £109 per calendar month.

TENURE

Leasehold

DIRECTIONS

Proceeding north on Victoria Street, at the set of traffic lights turn left into Eign Street. Continue for a short distance along Eign Street, at the first set of traffic lights almost immediately on your left you will see Victoria Court. Turn left into the car parking area and the property will be found immediately in front you.

TO VIEW

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

COUNCIL TAX

Band C £2050.97 2024/2025 (A reduction may be applicable for single occupancy).

MONEY LAUNDERING REGULATIONS

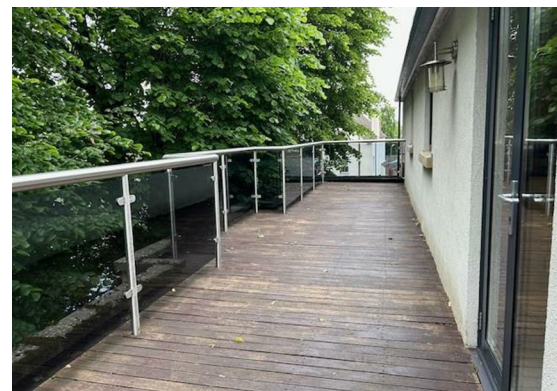
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

AGENTS NOTE

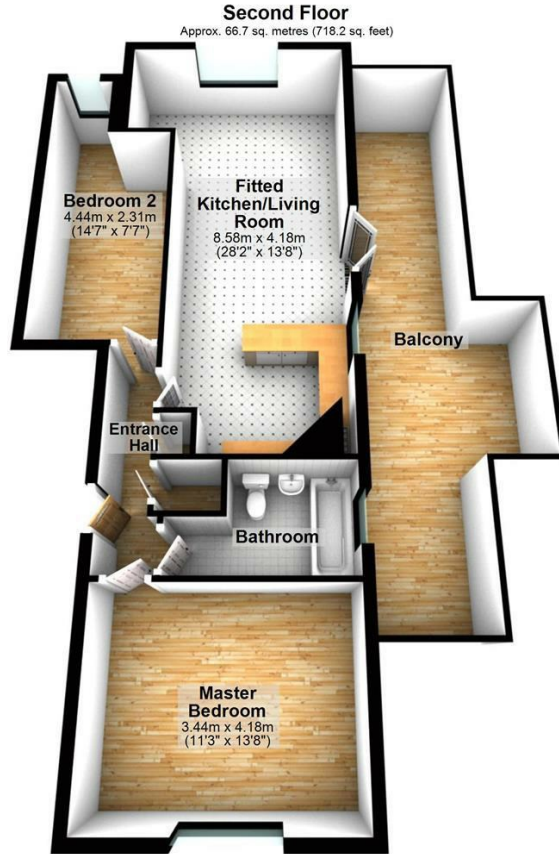
In relation to the loft, there is no right of access for any occupier of the flat so nothing is to be stored in the loft. It remains under the jurisdiction of the management company (and the management company has a right of access to that loft space from the bedroom subject to reasonable notice).

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

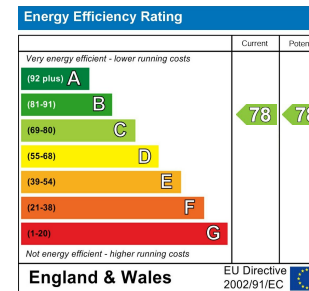


Total area: approx. 66.7 sq. metres (718.2 sq. feet)

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

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