



2 Riverside Apartments, Lugg Bridge Road, Hereford, HR1
3NA

Asking Price £165,000



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Hereford, HR1 3NA**

Trivett Hicks is pleased to offer this well presented two bedroom first floor apartment, which is situated in the Lugg Bridge Mill development. This is part of a redevelopment of an 18th century corn mill. The property has views across the River Lugg and is approximately one mile from the outskirts of Hereford city. Hereford city offers numerous amenities to include various shops, supermarkets, recreational facilities, educational establishments, railway and bus stations to name but a few.

The accommodation in more detail offers intercom entry system, communal entrance hall, inner hallway, living room, fitted kitchen/breakfast room, two bedrooms and a bathroom with shower. The property benefits from gas central heating, double glazing and off road parking. One of the redeeming features of this property is the amazing views over the River Lugg.

FULL DETAILS

COMMUNAL ENTRANCE DOOR

Electric Meter cupboard and additional storage cupboard.

ENTRANCE HALL

Power points, doors to.

LIVING ROOM 12'9" x 10'11" (3.90m x 3.35m)

Double glazed window to the rear aspect, radiator, TV points, power points, opening to

KITCHEN/BREAKFAST ROOM 9'7" x 8'10" (2.94m x 2.70m)

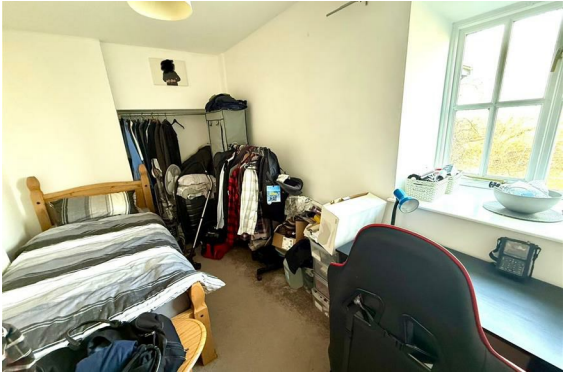
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer and automatic washing machine, fitted electric oven, four ring electric with extractor hood over, double glazed window to the front aspect, laminate flooring, power points, ceiling spotlights, wall mounted gas boiler serving heating system and domestic hot water, door to:

BEDROOM 12'6" x 7'8" (3.82m x 2.35m)

Double glazed window to the rear aspect with views over the river and open countryside, radiator and power points.

BEDROOM 11'9" x 7'3" (3.60m x 2.23m)

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



BATHROOM

Fitted with three piece suite comprising panelled bath with fitted power shower and glass screen, wash hand basin in vanity unit with cupboards, low-level WC, extractor fan, mirrored cabinet, shaver light, radiator and laminate flooring.

TENURE

Leasehold

COUNCIL TAX

Band B 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 Estate Agents Trivett Hicks, 10 St. Peters Street, Hereford Tel: 01432 274300. E-mail: hereford@trivett-hicks.com

LEASEHOLD INFORMATION

Leasehold 999 years from December 1997 currently approximately 971 years remaining. Maintenance charge £175 and ground rent £100 twice yearly.

DIRECTIONS

From Hereford proceed over Aylestone Hill to the roundabout and take the exit signposted Worcester. After about half a mile Lugg Bridge Mill will be identified on the right hand side, turn into the car park and the property will be found on the right hand side.

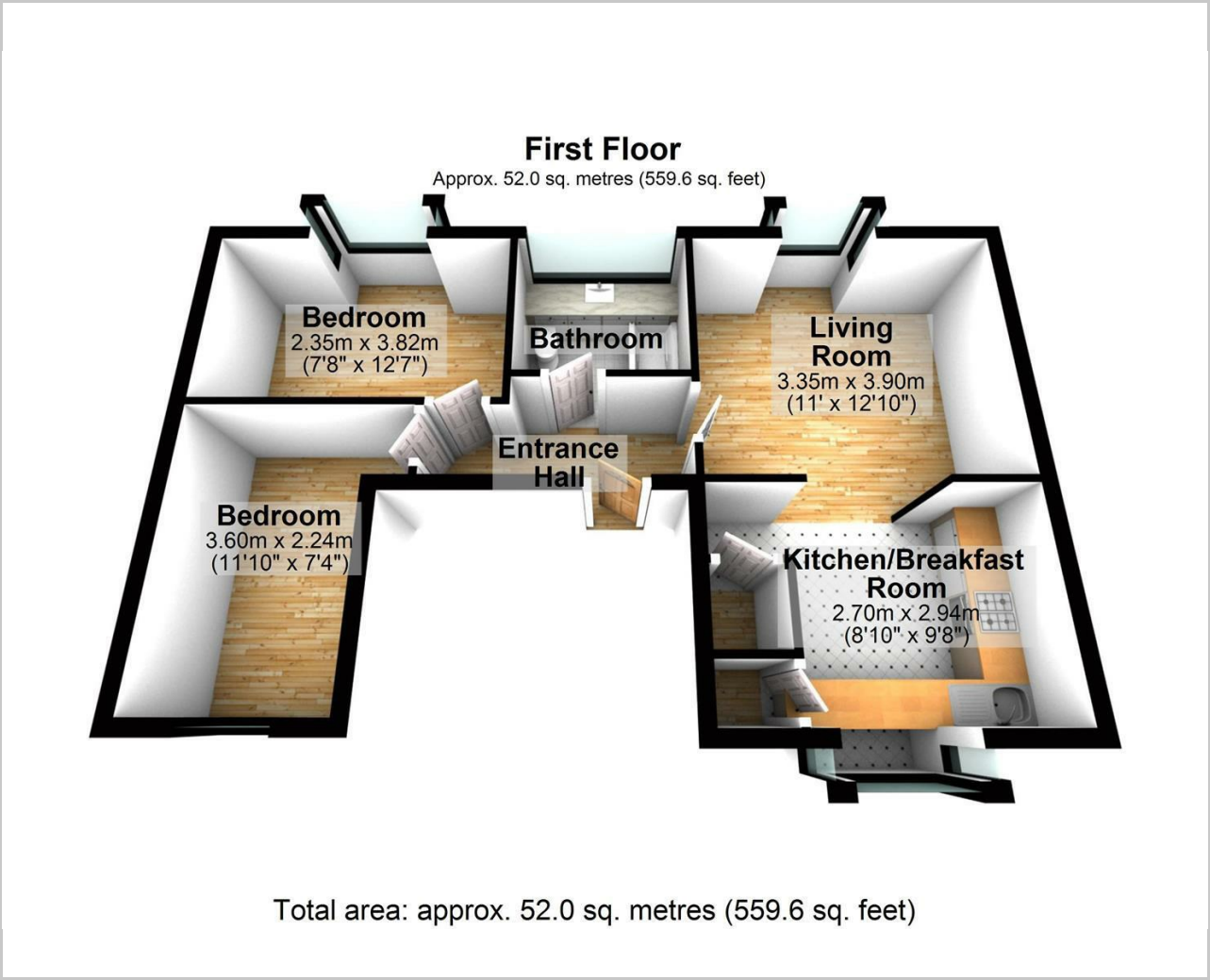
MONEY LAUNDERING REGULATIONS

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.

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.

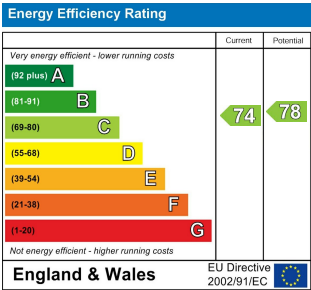
Floor Plan



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.

Hereford
T 01432 274300
E hereford@trivett-hicks.com
10 St. Peters Street
Hereford
HR1 2LE

Directors
Jason Hicks MNAEA
Jeremy Trivett
TrivettHicks Ltd Registered Office
SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

Ross-on-Wye
T 01989 768666 **F** 01989 764185
E ross@trivett-hicks.com
53 Broad Street
Ross-on-Wye
HR9 7DY