



Flat 11, Trinity Court, Vowles Close, Hereford, HR4 0DF

Asking Price £129,995





**Flat 11, Trinity Court, Vowles Close,  
Hereford, HR4 0DF**

Trivett Hicks is pleased to offer this well presented one bedroom first floor apartment, which in recent times has had an updated shower room.

The property is situated in the popular residential area of Whitecross to the north of Hereford city. The area offers many nearby amenities to include Tesco express, public houses, doctor's surgery, bus stop for access to the city centre which is approximately only 1.5 miles away.

The accommodation comprising in more detail entrance hall, living room/dining area, fitted kitchen with oven and hob, good size master bedroom and beautiful shower room.

The property benefits from electric heating, allocated parking, outside clothes drying area, visitor parking and communal gardens.

**FULL DETAILS**

**ENTRANCE HALL**

Entrance door gives access to hallway, electric heater, vinyl flooring, access to the roof space, storage cupboard with folding doors and airing cupboard housing hot water tank, door to:

**LIVING ROOM/DINING AREA 12'0" x 13'10" (3.67m x 4.21m)**

Double glazed window to the front aspect, electric heater, oak style laminate flooring, TV point and power points.

**FITTED KITCHEN/BREAKFAST ROOM 10'6" x 10'4" (3.21m x 3.15m)**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted oven, four ring ceramic hob with extractor hood over, double glazed window to the rear aspect, ceramic tiled flooring and power points.

**MASTER BEDROOM 12'0" x 12'5" (3.67m x 3.78m)**

Double glazed window to the front aspect, electric heater, oak style laminate flooring and power points.





#### SHOWER ROOM

Fitted with three piece suite comprising shower cubical with fitted Triton electric shower, sliding glass doors, wash hand basin in vanity unit with cupboards under, low-level WC, extractor fan, wall mounted mirror with light and shaver point, tiled splashback, obscure double glazed window to the rear aspect and ceiling spotlights.

#### OUTSIDE

Communal gardens.

#### DIRECTIONS

Leave Hereford on the Whitecross Road A438 passing the Shell garage on your right. You will then soon see Holy Trinity church on your right hand side and a right turn into Vowles Close. Take the right turn into Vowles Close and the property will be seen on the right hand side.

#### LEASE INFORMATION

The lease started in 1994 and finishes in 2144 leaving 119 years remaining. The monthly maintenance charge £60 per month & ground rent is £50 every 6 months.

#### COUNCIL TAX

Band B - £1889.10 2025/2026

#### 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.

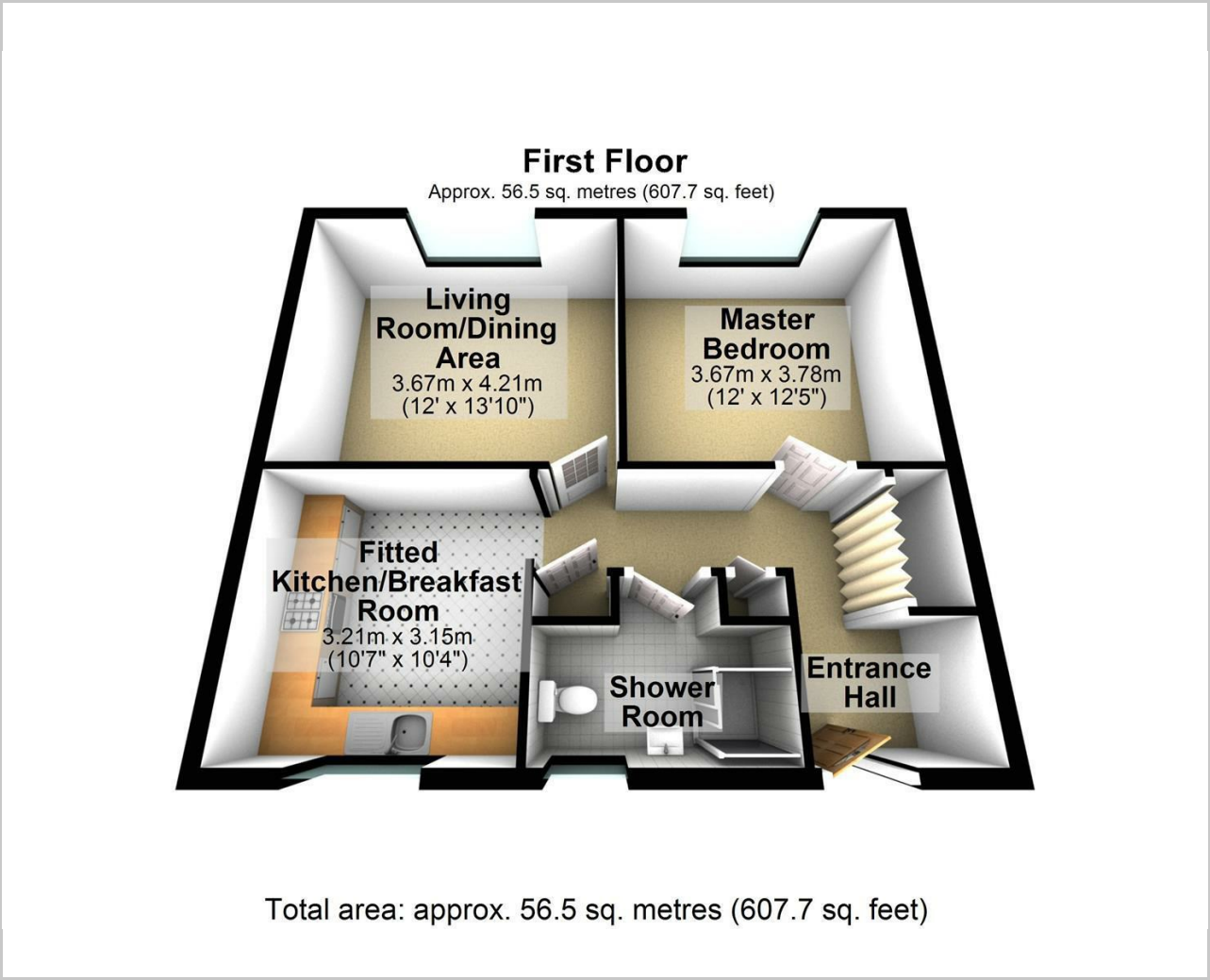
#### MONEY LAUNDERING REGULATIONS

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.

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.

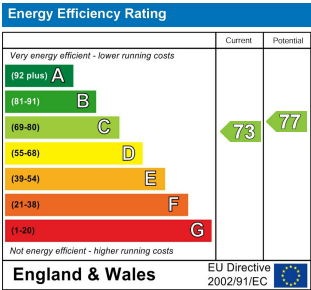
Floor Plan



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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