



Flat (EPC Rating: B)

**10 RIVER VIEW COURT BRIDGE STREET,
HEREFORD, HR4 9BQ**

£1,500 Per month



3 Bedroom Flat located in Hereford

Situated in the City Centre, a 3 bedroom 3rd floor apartment available immediately. The property has the added benefit of 3 double bedrooms, gas central heating, triple glazing, allocated parking for one car and is offered on an unfurnished basis. Sorry not suitable for pets or children.

Door to the Entrance Hall

With radiator, downlighters and door to the

Inner Hall

With door entry phone, radiator, central heating thermostat and fitted carpet.

Utility Room

Plumbing for washing machine, space for tumble dryer, radiator and tiled floor.

Bedroom 3

Built-in wardrobe, radiator, fitted carpet and window.

Wet Room

Tiled walls, tiled floor, fitted shower, wash hand-basin with cupboard under, WC, ladder style radiator, extractor fan.

Inner Landing

Radiator and fitted carpet.

Bedroom 1

A spacious room with triple glazed window to the front with blind, radiator and dressing area with 2 built-in mirror fronted wardrobes and door to the EN-SUITE SHOWER ROOM with tiled walls and floor, double-width shower cubicle with mains fitment, wash hand-basin with cupboard under, WC, wall mounted mirror, ladder style radiator and extractor fan.

Bedroom 2

Fitted wardrobe, radiator, triple glazed window to the front aspect and fitted carpet.

Open Plan Lounge/Dining Room

With 2 radiators, triple glazed window to the front, double glazed window to the rear, stereo control system, light control system and fitted carpet.

Kitchen/Breakfast Room

Fitted with a range of contemporary-style high gloss units with granite worksurfaces, 1½ bowl sink unit with mixer tap, breakfast bar, built-in electric double oven, 4-ring gas hob with extractor hood, under-unit lighting, vertical radiator, built-in dishwasher, built-in fridge/freezer, window and door to the fire escape and cupboard housing the Worcester Bosch gas fired central heating boiler.

Affordability And Household Income

To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £45,000. Should a guarantor be required to support an application, an income of £54,000 would be required.

Services And Expenditure

Services - Mains electricity, drainage and water. Mains gas central heating.

Council Tax - Band E

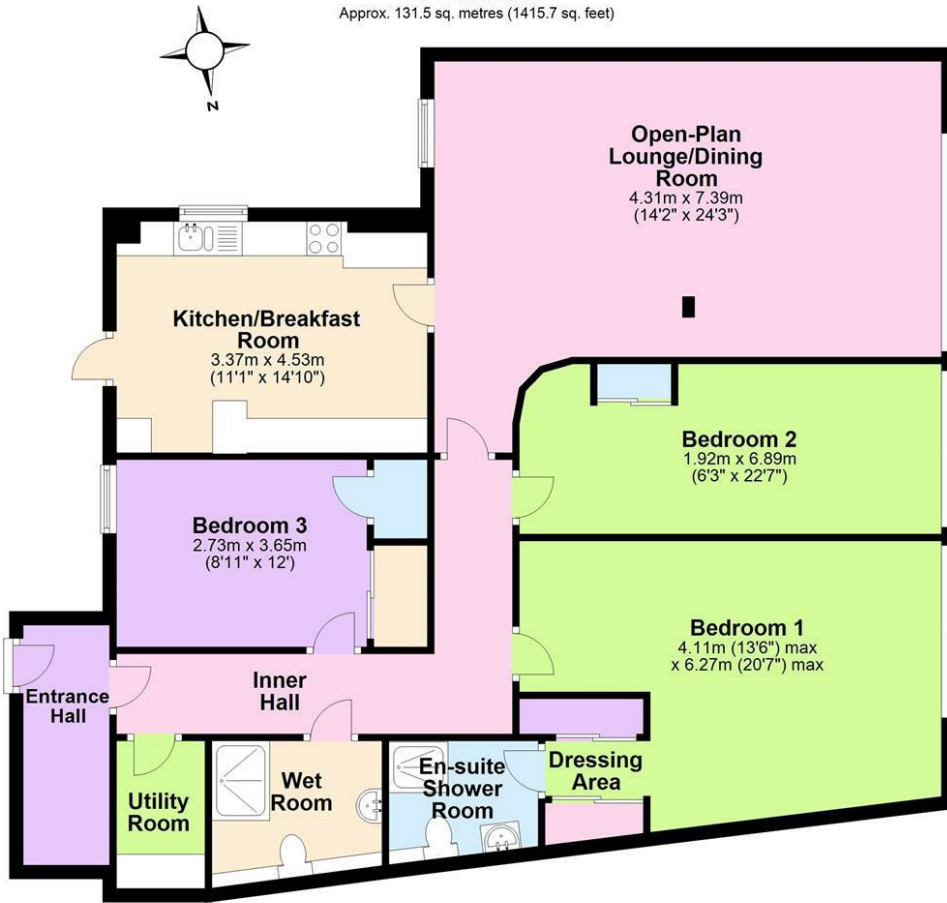
Broadband Connectivity - 2000Mbps Download. 2000Mbps Upload - Ultrafast - Source Ofcom



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Floor Plan

Approx. 131.5 sq. metres (1415.7 sq. feet)



Total area: approx. 131.5 sq. metres (1415.7 sq. feet)

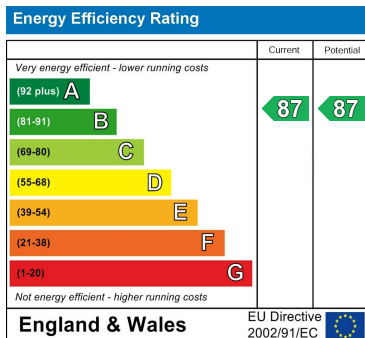
These plans are for identification and reference only.
Plan produced using PlanUp.

10 Riverview Court, Bridge Street, Hereford

Council Tax Band

E

Energy Performance Graph



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<https://www.flintandcook.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

