

for sale

£90,000



Guardian Court Ferrers Street Hereford HR1 2LP

Situated close to the City Centre, a two bedroom second floor apartment, in a over 60's development, the property has the added benefit of gas central heating and comprises, entrance hall, lounge, kitchen, 2 bedrooms, bathroom and to fully appreciate the property we highly recommend a viewing.

Guardian Court Ferrers Street Hereford HR1 2LP

Description

A purpose built second floor apartment for those of 60 years and over. Located in a convenient position close to the city centre. Guardian Court also has a communal laundry room with washing machine and tumble drier.

The Accommodation Comprises

Communal entrance hall with lift and staircase to the first and second floors.

Entrance Hall

With front aspect glazed entrance door, storage cupboard, airing cupboard, fitted carpet and door to the:

Lounge

13' 3" x 12' 1" (4.04m x 3.68m)

With rear and side aspect glazed windows, tv point, panelled radiator and fitted carpet.

Kitchen

9' 6" x 5' 10" (2.90m x 1.78m)

Fitted kitchen with a range of wall and base units, side aspect glazed window, stainless steel 1/1/2 bowl sink unit, works surfaces with tiled splashbacks, integrated gas hob with cooker hood over, space for fridge/freezer, central heating boiler and tiled flooring.



Bedroom One

15' 1" max. ince door recess x 9' 8" (4.60m max. ince door recess x 2.95m)

With rear aspect glazed door, built in double wardrobes, panelled radiator and fitted carpet.

Bedroom Two

15' 1" max. ince door recess x 7' 8" (4.60m max. ince door recess x 2.34m)

With rear aspect glazed window, built in wardrobe, panelled radiator and fitted carpet.

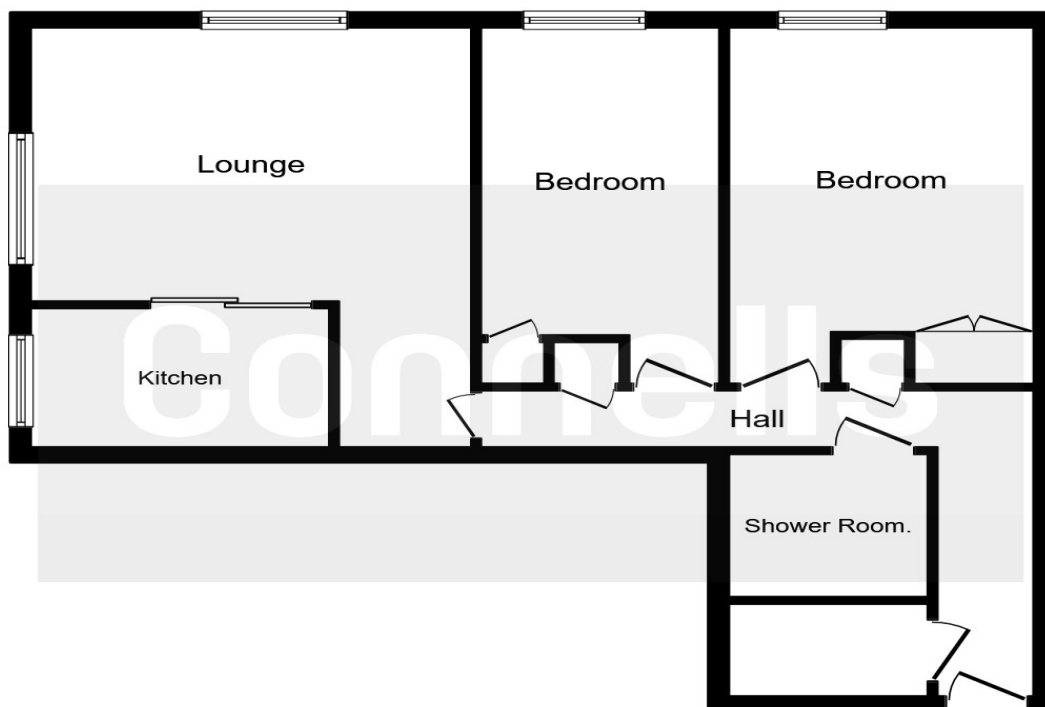
Shower Room

With wash hand basin, shower cubicle with shower, extractor fan, wc, partially tiled wall surround, wall mounted Dimplex heater and tiled flooring.

Outside

The property has access to a communal garden.





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Connells. Powered by www.focalagent.com

directions to this property:

Proceed from the Connells office on Aubrey Street, turning right into East Street, continue onto West Street and follow to the end of the road, on reaching the T-junction take the right hand turning into Castle Street and then take the 1st right into Ferrers Street and the property is located on the right hand side.

To view this property please contact Connells on

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23 King Street
 HEREFORD HR4 9BX

Property Ref: HER311162 - 0010

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/HER311162

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.