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42 Regent Gardens, College Estate, Hereford, HR1 1EZ

'This attractively appointed, one bedroom, ground floor apartment is set in a residential cul-de-sac off Kingsway just to the north of and convenient to central Hereford'

£127,500 (Leasehold)

Residential Sales and Lettings

42 Regent Gardens, College Estate, Hereford, HR1 1EZ

LOCATION

Regent Gardens is a residential cul-de-sac located off Kingsway which lies about one mile north of central Hereford. The locality is served by a local shop and bus service. Hereford as whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

42 Regent Gardens is a purpose built ground floor apartment which is double glazed and has the benefit of a gas fired central heating system. There are communal garden areas and it is understood that the property has the benefit of an allocated car parking space. In more detail the accommodation comprises:

ON THE GROUND FLOOR ONLY:

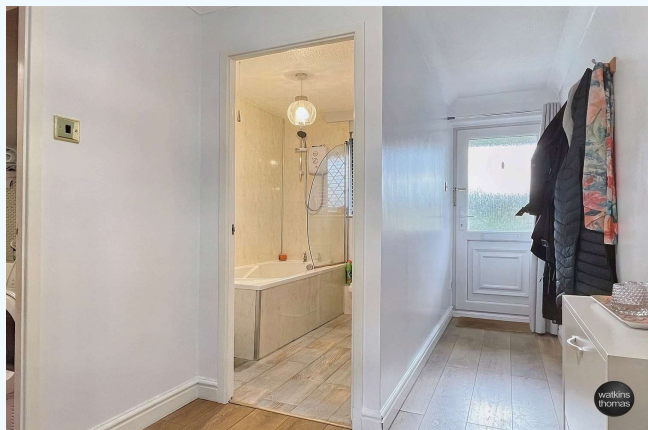
Entrance Porch

With bin store and porch. Double glazed door to:

Reception Hall

3.89m (12'9) x .91m (3') (widening to 6'2 - L-shaped in plan)

Coved ceiling, radiator, wood laminate flooring and having doors to the bathroom, bedroom, living room and a utility/store cupboard (7'2 x 6'3) with hanging rail and fitted shelf.



The Living Room

3.05m (10'0) x 3.71m (12'2) (14'6 maximum)

With a leaded bay window area to the front, radiator, wood laminate flooring, coved ceiling, wall mounted thermostat and door to:



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The Kitchen

3.15m (10'4) x 2.01m (6'7)

Beautifully appointed with base cupboard units with marble effect working surfaces over and upstands together with eye level cabinets and a single drainer sink unit with mixer tap, built-in dishwasher, recess with plumbing for washing machine and electric oven with four ring hob over, glass splash back and cooker hood above. Radiator, wall mounted gas fired boiler which provides central heating and domestic hot water, ceiling spot light fitting, ceramic floor tiles and leaded window to the front.



Bedroom 1

3.73m (12'3) x 2.79m (9'2)

With a leaded window to the front, radiator and double and single wardrobe cupboards including drawer units.

Bathroom

2.24m (7'4) x 1.73m (5'8)

With white suite comprising bath with electric shower unit over, low level wc and wash basin with mixer tap over, tiled surround and cabinet below. Part shower boarded walls, attractive tile effect flooring and ladder type radiator. Shaver point and leaded window.



OUTSIDE:

The property is set in communal garden areas and it has the benefit of an allocated car parking space.

COUNCIL TAX BAND A

Payable to Herefordshire Council

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SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

TENURE

It is understood that the property is held on a 999 year lease which commenced in 1991.

SERVICE CHARGE & GROUND RENT

It is understood that the current service charge is £546 payable every six months.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

13th April 2024

ID38123

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

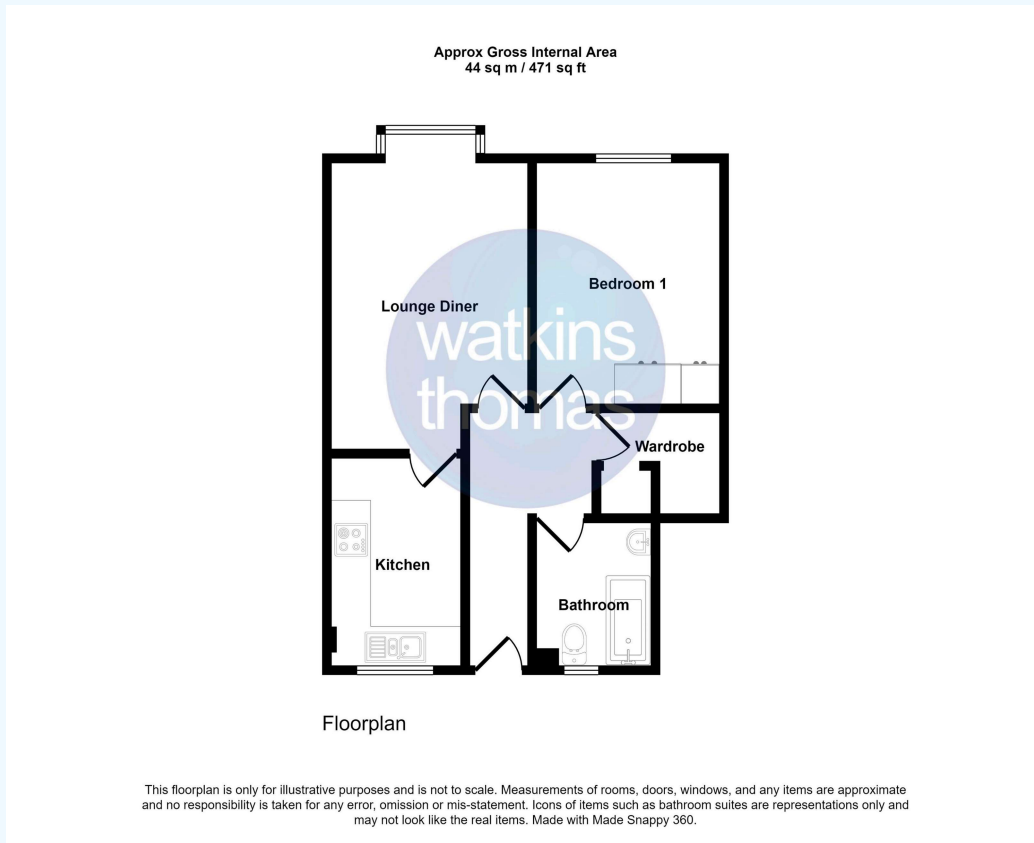
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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