



APARTMENT 10 THE POINT

AYLESTONE HILL, HEREFORD HR1 1GW

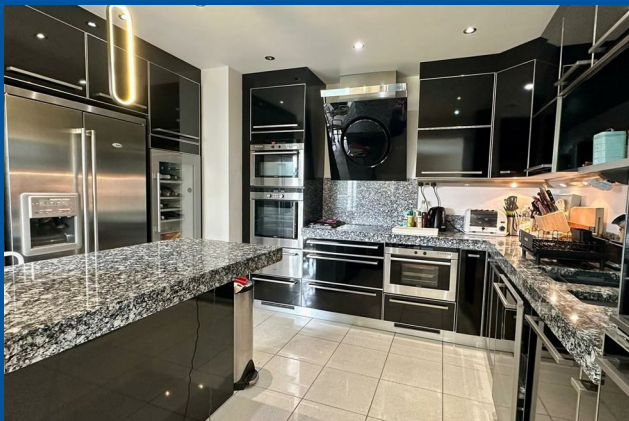
£319,500
LEASEHOLD

Highly sought-after location an impressive 3 bedroom 2n floor apartment with luxury kitchen and bathroom, private balcony, single garage. Ideal for retirement. Must be viewed!



APARTMENT 10 THE POINT

- 3 Bedrooms, spacious accommodation • 2nd floor apartment • Luxury kitchen & bathrooms • Highly sought after location • Private balcony & single garage • Ideal for retirement



Full Description

Highly sought-after location an impressive 3 bedroom 2n floor apartment with luxury kitchen and bathroom, private balcony, single garage. Ideal for retirement. Must be viewed!

Communal Entrance Hall

With communal staircase or passenger lift access to the

Open-plan Lounge/Dining Room

A light and airy room with fitted carpet, recessed spotlighting, sound speakers, large double glazed window, TV aerial and telephone points and double glazed sliding door to the enclosed balcony with ample space for table and chairs, access door from the Kitchen and fine outlook across the communal gardens.

Outside

The property stands in well maintained communal gardens which security gated entrance to the parking area where the apartment benefits from a SINGLE GARAGE with up-and-over door and further parking space to the side.

Bedroom 3

Fitted carpet, built-in wardrobe, recessed spotlighting, large double glazed window.

Bathroom

Luxury suite comprising bath with rainwater style showerhead over, glazed screen, large vanity wash hand-basin with storage below, mirror fronted medicine cabinet over, low flush WC, tiled floor and

wall surround for easy maintenance, high level double glazed window, recessed spotlighting, ladder style radiator, further mirror fronted storage cabinet.

Landing

With entrance door to the

Spacious Reception Hall

Fitted carpet, recessed spotlighting, wall-lights, large airing cupboard and further double store cupboard with shelving, door entry system and door to the

Kitchen/Breakfast Room

Comprehensively fitted with a range of units comprising 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample granite worksurfaces with splashbacks, tiled floor for easy maintenance, recessed spotlighting, breakfast bar/workstation with storage below, under-cupboard lighting, built-in double oven, microwave and 4-ring hob with contemporary extractor hood over, built-in fridge/freezer, large Siemens wine-cooler with storage below, pantry style cupboard with pull-out shelving, corner carousel cupboards, display shelving.

Bedroom 2

Fitted carpet, recessed spotlighting, built-in double wardrobe with sliding doors and double glazed window.

Bedroom 1

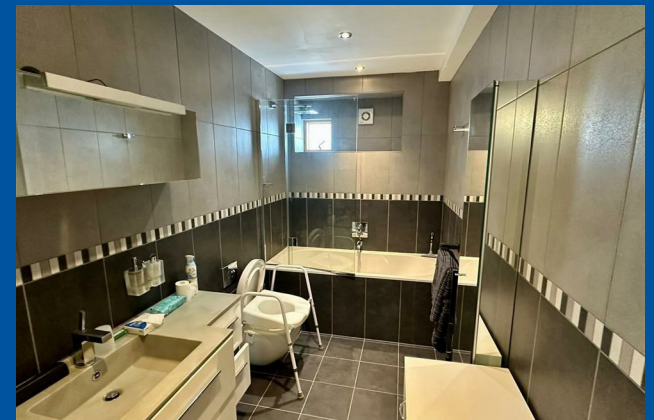
Fitted carpet, range of built-in wardrobes with sliding doors, large double glazed windows providing ample natural light, TV aerial point, recessed spotlighting,

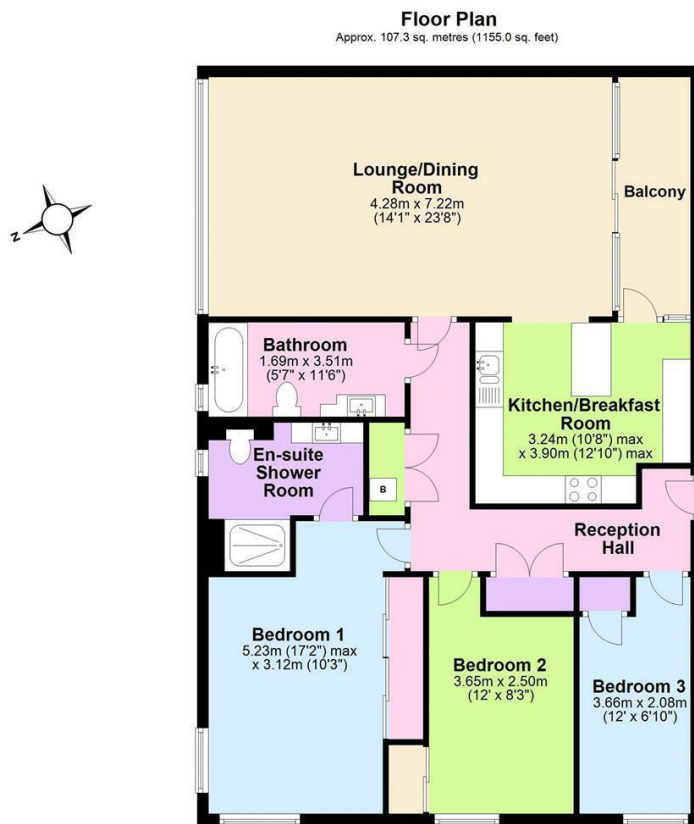
sound speakers and door to the En-suite Shower Room with large shower cubicle with twin showerhead over and glazed screen, large vanity wash hand-basin with twin taps and storage below and mirror with light over, low flush WC, tiled floor and wall surround for easy maintenance, high-level double glazed window, recessed spotlighting, extractor fan, ladder style towel rail/radiator.

General Information

Tenure & Possession Leasehold - vacant possession on completion. Lease - 999 years from 1 July 2007 with 981 years remaining. Services All mains services are connected. Gas-fired central heating. Outgoings Council Tax Band D Service charge - £2112.00 per year (£176 pcm). Water and drainage are payable. Viewing Strictly by appointment through the Agents, Flint & Cook 01432 355455 Money Laundering Regulations Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

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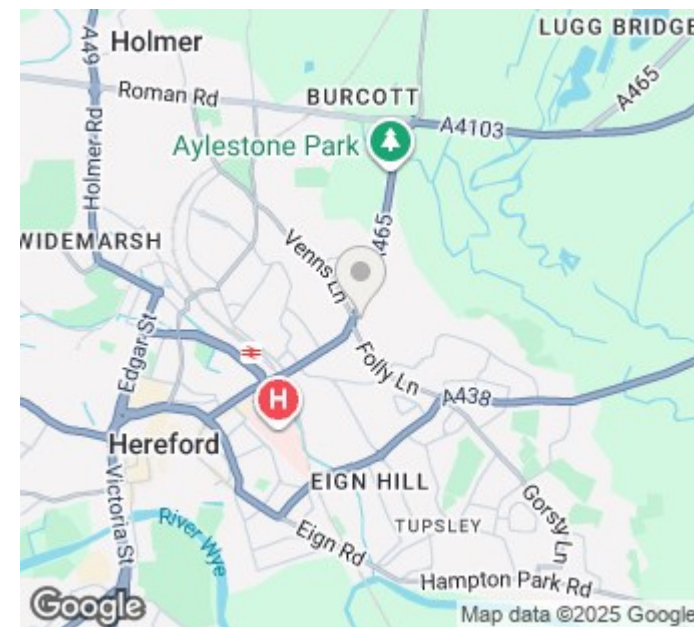


Total area: approx. 107.3 sq. metres (1155.0 sq. feet)

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

10 The Point, Aylestone Hill, Hereford

EPC Rating: B Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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/tenants are advised to recheck the measurements

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