



25 River View Court, Gwynne Street, Hereford, HR4 9DP



**Sunderlands**  
Residential Rural Commercial



**25 River View Court  
Gwynne Street  
Hereford  
HR4 9DP**

### Summary of Features

- Fourth floor one bedroom apartment
- No onward chain
- City centre location
- Great opportunity for first time buyers or investors
- Views overlooking the River Wye

**Asking Price £220,000**

Located in the heart of Hereford at River View Court, Gwynne Street, this stylish fourth-floor apartment (with lift access) offers a perfect blend of contemporary living and convenience. Despite its very central location, the apartment remains wonderfully private and peaceful, making it an ideal choice for investors, first-time buyers, or those looking to downsize. The apartment features a well-designed layout, comprising a spacious open plan living, dining, and kitchen area that provides a comfortable and versatile space for both relaxation and entertaining. From the living area, there is access to a private balcony enjoying stunning views, enhancing the sense of space and light throughout. The bedroom is thoughtfully sized, ensuring a peaceful retreat at the end of the day, while the bathroom is modern and functional, catering to all your needs. One of the standout features of this property is the underfloor heating that runs throughout, providing warmth and comfort during the colder months. Additionally, the built-in speakers enhance the living experience, allowing you to enjoy your favourite music or films with ease. Situated in a city centre location, this apartment offers easy access to a variety of local amenities, including shops, restaurants, and public transport links. The vibrant atmosphere of Hereford is right at your doorstep, while still enjoying a sense of calm and seclusion within the development.

#### Location

The property is situated on Gwynne Street in central Hereford, offering an excellent location just a short distance from the historic Hereford Cathedral. It is conveniently positioned close to a range of local shops and everyday amenities, making it ideal for city living. Residents can enjoy easy access to pleasant green and riverside spaces, with the River Wye just a short walk away, as well as the nearby King George Playing Fields providing further outdoor recreation opportunities. The location combines central convenience with access to some of Hereford's most attractive landmarks and leisure areas.

#### Accommodation

##### Entrance hall

The hallway offers convenient access to all principal rooms and features a useful built-in storage cupboard containing the underfloor heating manifold and RCD unit.

#### Kitchen dining living area

The heart of the apartment is the generous living area, a bright and welcoming space with direct access to a private balcony showcasing stunning views over the River Wye and the surrounding countryside in the distance. This superb room flows seamlessly through to the kitchen and dining area, creating an ideal layout for modern living and entertaining. The kitchen is well appointed with a range of integrated appliances including a dishwasher, fridge freezer, and double oven, along with a four-ring gas hob. There is space for a freestanding washing machine, a stainless steel sink with mixer tap, and ample storage throughout. The adjoining dining area benefits from a large window framing the picturesque outlook, making it a pleasant space to enjoy meals. A built-in cupboard discreetly houses the gas boiler, providing additional practical storage.

#### Bedroom

A well-proportioned double bedroom offering excellent space and versatility, featuring a fitted wardrobe with sliding doors. The room comfortably accommodates additional freestanding furniture, making it both practical and adaptable to a range of needs.

#### Bathroom

A modern en-suite shower room comprising a shower cubicle, wash hand basin, and WC. An obscure window allows for natural light while maintaining privacy, creating a bright yet discreet and functional space.

#### Parking

The property benefits from an allocated parking space, conveniently located to the rear of the apartment block behind secure electric gates, offering both ease of access and peace of mind.

#### Services

The apartment is served by mains electricity, water, drainage, and gas.

A further benefit is the underfloor heating system throughout, providing efficient and comfortable warmth across the entire property.

#### Tenure

Leasehold

982 years remaining on lease.

Service charge - £165 pcm

#### Council tax

Herefordshire council tax band - C





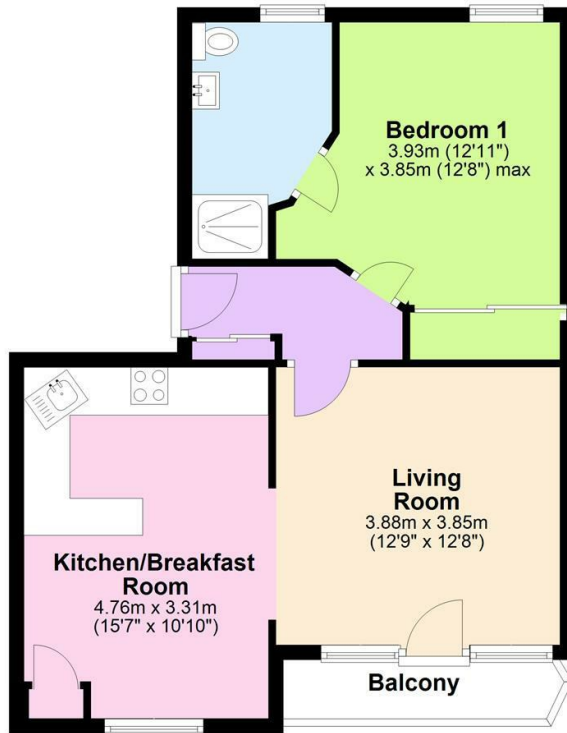
### Directions

From Hereford Cathedral, proceed on foot past the cathedral and continue down the hill onto Gwynne Street. The access gates to River View Court will be on your right-hand side.

### Anti-money laundering

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.

### Ground Floor



Total area: approx. 54.3 sq. metres (584.9 sq. feet)

### Sunderlands

#### Hereford Branch

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### Energy Efficiency Rating

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

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.