



## 5 RIVER VIEW COURT

BRIDGE STREET, HEREFORD HR4 9BQ

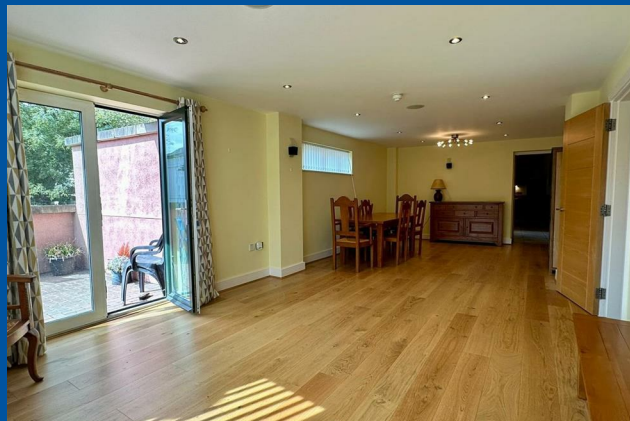
£259,500  
LEASEHOLD

This highly impressive modern ground floor apartment forms part of a historic Art Deco building converted and extended in around 2010 by highly regarded local developers, Perfection Homes Ltd, and is just a short distance from the Cathedral and city centre of Hereford within close proximity of the River Wye with some lovely walks. Apartment 5 has been finished to a very high standard with features including powder-coated aluminium double glazing, underfloor gas central heating, video door entry system, integrated stereo system, front and rear pedestrian access via a secure carparking area (with designated space) and a prime feature of the property is the balcony which has a southerly aspect.



# 5 RIVER VIEW COURT

- Landmark development near River Wye
- Underfloor heating
- Stereo system
- 2 Bedrooms, 2 Shower Rooms
- Balcony/Terrace
- Off-road secure parking



## Full Description

This highly impressive modern ground floor apartment forms part of a historic Art Deco building converted and extended in around 2010 by highly regarded local developers, Perfection Homes Ltd, and is just a short distance from the Cathedral and city centre of Hereford within close proximity of the River Wye with some lovely walks. Apartment 5 has been finished to a very high standard with features including powder-coated aluminium double glazing, underfloor gas central heating, video door entry system, integrated stereo system, front and rear pedestrian access via a secure carparking area (with designated space) and a prime feature of the property is the balcony which has a southerly aspect.

### Communal Entrance Hall

With door entry phone system.

### Inner Hall (serving apartments 5 & 6) and a second

### Apartment 5 - Spacious Entrance Hall

With door entry phone and video entrance phone.

### Utility Room

Plumbing for washing machine, electric fuseboard, tiled floor.

### Lounge/Dining Room

Oak laminate flooring, integrated speaker system, window to side, window to rear and patio doors to the BALCONY/TERRACE.

## Kitchen

Fitted with a range of oak-style base and wall mounted units with granite worktops and splashbacks, built-in electric double oven, 4-ring gas hob, extractor hood, 1½ bowl sink unit, built-in dishwasher, built-in fridge/freezer, cupboard housing the gas fired central heating boiler, radiator, extractor fan, wall mounted electric heater, Velux window, window and door to the courtyard (communal).

### Bedroom 1

Built-in wardrobe, wall light points, ceiling speakers, window.

### Bedroom 2

Wall light points, built-in wardrobe, window.

### Shower Room 1

Comprising shower cubicle, wash hand-basin with cupboard under, WC, ladder style radiator, further electric towel rail, tiled walls and floor, ceiling speaker, extractor fan.

### Shower Room 2

Tiled walls and floor, corner shower cubicle, wash hand-basin with cupboard under, WC, ceiling speaker, ladder style radiator, further electric towel rail, wall mounted cupboard, shaver point, extractor fan.

## Outside

There is a carpark with a designated parking space.

## Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

### Tenure & Possession

Leasehold - Lease 999 years from June 24th 2008.  
Vacant possession on completion.

### Outgoings

Council tax band E - payable 2024/25 £2,847  
Water and drainage - rates are payable/metered supply.  
Service Charge £4622.00 per annum.

### Money laundering regulations

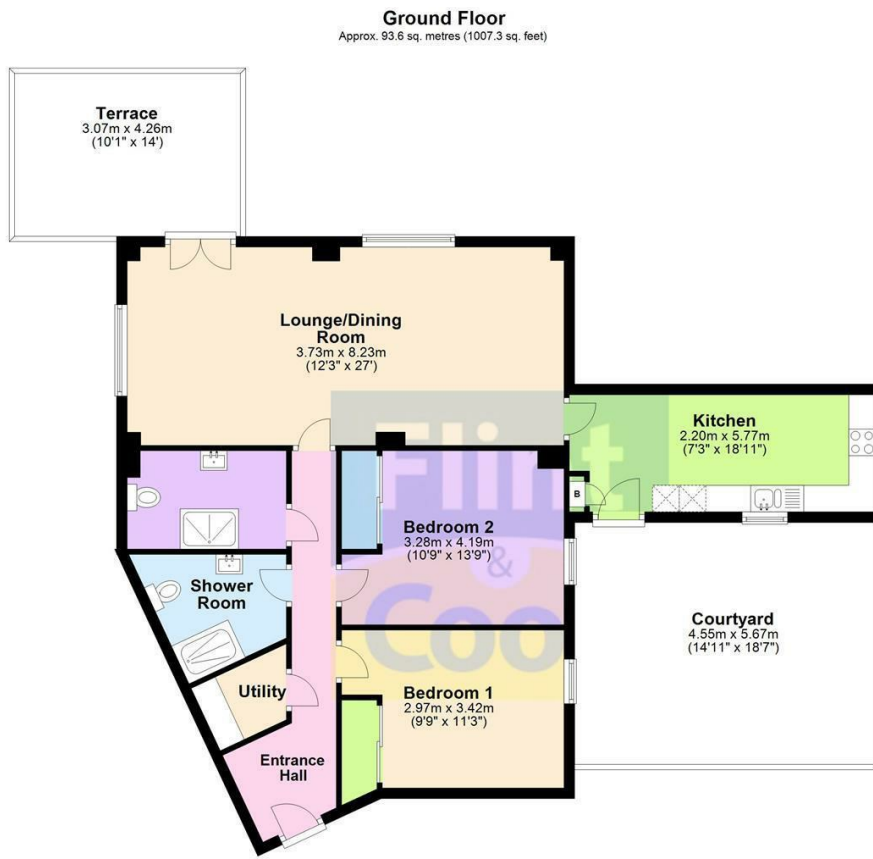
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Directions

What3words - faded.handed.cone

## 5 RIVER VIEW COURT





Total area: approx. 93.6 sq. metres (1007.3 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.



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

**EPC Rating: C hereford Council Tax Band: E**

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

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

