



FLAT 4 DEENS COURT ST NICHOLAS STREET HEREFORD HR4 0AF

£95,000
LEASEHOLD

A well-presented ground floor retirement apartment for the over 55s, offering spacious accommodation including two double bedrooms, a fitted kitchen, bathroom, electric heating, and attractive sash windows throughout. Residents benefit from excellent communal facilities including a secure door entry system, a welcoming communal entrance hall, passenger lift, residents' lounge, communal laundry room, parking facilities, and attractive communal gardens. An internal viewing is highly recommended.



FLAT 4 DEENS COURT ST

- City Centre location
- Electric heating
- Two bedroom ground floor flat
- Purpose built over 55's accommodation
- Must be viewed
- Communal gardens & meeting room



Introduction

This superb ground floor apartment is located in a modern purpose-built block which lies within easy reach of the River Wye, City centre, a range of shops together with the Cathedral, Castle Green and Bishops Meadows.

Specifically, for those aged over 55, the Deens Court site is managed by Green Accord and there is an alarm cord system linked to Hereford Community Care.

The apartment itself benefits from two double bedrooms and includes single glazed sash windows, electric heating, kitchen, and bathroom. There is a spacious communal entrance hall with a secure door entry system, passenger lift, communal laundry, day lounge, parking and garden area.

The whole is more particularly described as follows:-

Communal Entrance Hall

With access to flat 4, a communal drying room with toilet and meeting room for residents.

Entrance Hall

With mat well, fitted carpet, coving, two ceiling light points, space for coat storage, wall mounted fuse box, wall mounted night storage heater, airing cupboard housing the hot water cylinder and fitted shelving, alarm system set up with Herefordshire care and doors leading into

Flat 4

With entrance door leading into the

Kitchen

Comprising a range of fitted wall and base units, 1 1/2 bowl sink and drainer unit, four ring electric hob and electric oven, under counter space for washing machine, integrated under counter fridge, single glazed sash window with secondary glazing and fitted blind.

Lounge/Dining Room

With dual aspect single glazed sash windows with secondary glazing to the inside, wall mounted electric heater, central ceiling light, fitted carpet, coving, electric fireplace with surround and doors into the

Bedroom One

A spacious double bedroom comprising fitted carpet, triple wardrobe, single glazed sash window with secondary glazing, wall mounted electric heater, coving and ceiling light point.

Bedroom Two

A double bedroom with fitted carpet, triple fitted wardrobe, central ceiling light, coving, wall mounted electric heater, single glazed sash window to the rear aspect with secondary glazing.

Bathroom

Three piece suite comprising panelled bath, low flush w/c, pedestal wash hand basin with part tiled surround, vinyl flooring, wall mounted electric heater, coving, ceiling light point and wall mounted light.

Outside

Access is via a gated archway to the communal grounds. There is no designated parking space but there are 6 communal spaces.

Directions

On foot from our offices, proceed into King Street and straight over into St Nicholas Street and Deens Court is located on the left-hand side.

Agents Note

There is an age occupancy and ownership restriction of 55 years and over (if there are 2 joint occupiers, only 1 needs to meet the criteria).

Money Laundering

Prospective purchasers will be asked to produce 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

Outgoings

Drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James

Garibbo (01432) 355455.

Tenure & Possession

Leasehold - vacant possession on completion.

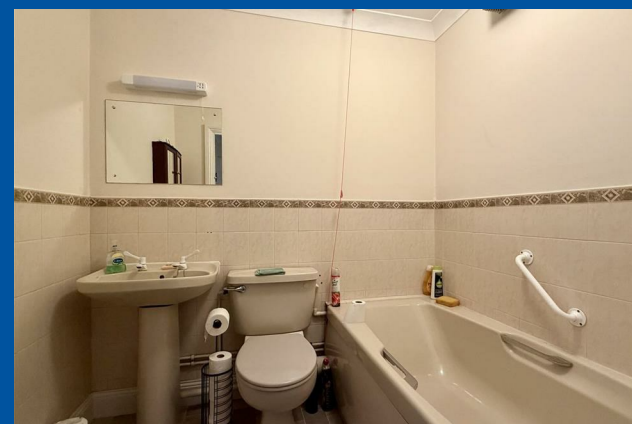
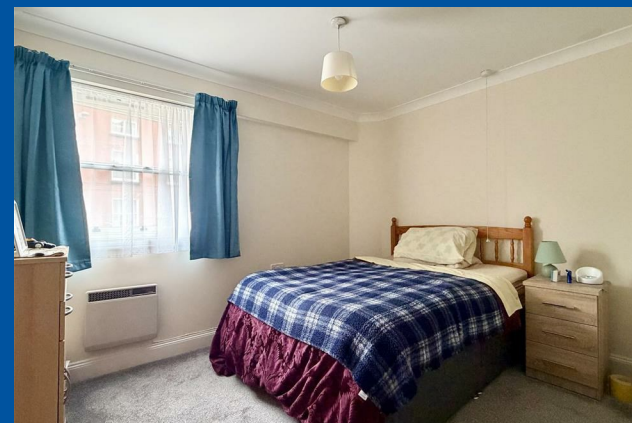
99 years commenced from 1990 - 63 years remaining

Service charge payable - £595 per quarter (TBC) to include building insurance, lighting, cleaning, maintenance of common areas (including passenger lift, gardens, windows), water charges etc., contribution to "sinking fund" and for link to Hereford Community Care.

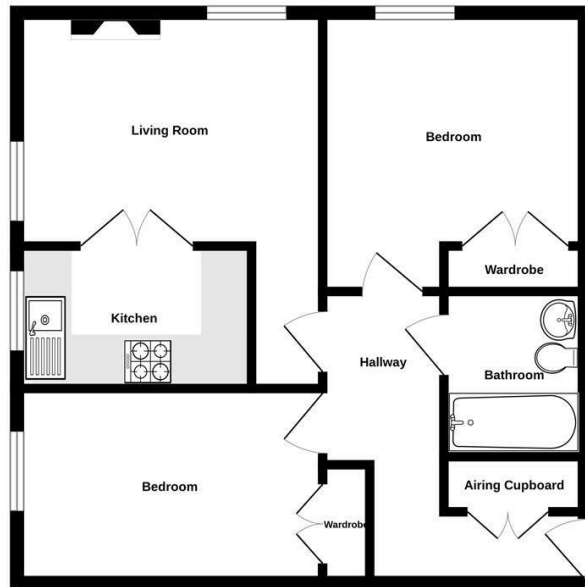
Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

FLAT 4 DEENS COURT ST



Ground Floor
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 555 sq.ft. (51.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the given date.
Made with floorplan 02/20



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(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	

EPC Rating: C Hereford Council Tax Band: B

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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