





1 RIVER VIEW COURT BRIDGE STREET

HEREFORD HR4 9BQ

£325,000

LEASEHOLD

Situated in the heart of Hereford City and forming part of this exclusive gated development is this fantastic two double bedroom first floor apartment. The apartment benefits from lift access, allocated parking and is being sold with no onward chain.

Offering spacious accommodation throughout, the entrance hall provides access to the fantastic open plan living space with balcony and views towards the Hereford Cathedral, two double bedrooms with one en-suite and one bathroom. A viewing is highly recommended.

Flint & Cook

1 RIVER VIEW COURT BRIDGE

• Superb apartment with balcony • Very close to the city centre • 2 Bedrooms. en-suite • First floor with lift access • Views of Hereford Cathedral • No onward chain





Hallway

The hallway features polished dark floor tiles and includes built-in storage with sliding doors, offering practical space for coats and shoes and plumbing and space for a washing machine. It leads smoothly towards the open-plan living area and the bedrooms, serving as a functional and welcoming entrance to the home.

Open Plan Living

A generous open-plan living space that effortlessly combines comfort and style. The room is bright and spacious, with large windows and doors leading onto a balcony, allowing plenty of natural light and offering views of Hereford Cathedral. The living area includes a fireplace with a modern stove, adding a cosy focal point and warmth to the room. The kitchen area is fitted with sleek cabinetry and features a central island with a polished granite countertop, providing ample workspace and a dining area. The kitchen also includes an integrated fridge/freezer, oven & hob and dishwasher. The floor transitions smoothly from carpet in the living space to sleek, dark tiling in the kitchen, enhancing the modern feel. This versatile and welcoming room is perfect for both relaxing and entertaining.

Bedroom 1

A spacious double bedroom featuring soft, neutral carpeting and two double glazed windows that flood the room with natural light. The room includes built-in wardrobes with sliding doors, offering ample storage. The design is simple yet comfortable, with a subtle modern touch provided by the light fittings on the walls and ceiling. This room benefits from an en-suite shower room, adding convenience and privacy.

En-suite

A compact and well-presented bathroom finished with modern, large grey tiles on the walls and darker tiles on the floor. It features a clean, white basin with storage beneath and a wall-mounted mirror above. The space includes a shower enclosure with clear glass doors, a stylish chrome shower, and a convenient shaving mirror. The design is practical and modern, providing all the essentials in a neat, contemporary setting.

Bedroom 2

A well-sized bedroom offering a neutral, light carpeted floor and double glazed windows with distinctive red framing. The room benefits from built-in wardrobes with sliding doors that provide excellent storage whilst maximising floor space. The overall effect is one of calm and practicality, perfect for rest and relaxation.

Bathroom

A bathroom finished with a mix of light and darker tiles, featuring a bath with a wooden panel surround and a glass panel for shower use. The design includes a modern basin set on a wooden vanity unit with storage, a toilet with a wooden seat, and a wall mirror above the basin. The room is well lit with wall sconces, creating a warm and inviting atmosphere while maintaining a traditional yet updated look.

Balcony

A private balcony accessed via the living room, featuring glass balustrades for uninterrupted views. The balcony provides an outdoor space to enjoy the surroundings, with ample room for seating. It overlooks the communal parking area and nearby buildings, offering a pleasant spot to relax outdoors.

Outside

The property sits within a gated development right in the heart of the City with one allocated parking space.

Outgoings

Water and drainage rates are payable.

Property Services

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

Tenure & Possession

Leasehold - vacant possession on completion.
999 year lease from 2008 with 982 years remaining.
Service Charge - £4306.00 per annum.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

Money Laundering

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

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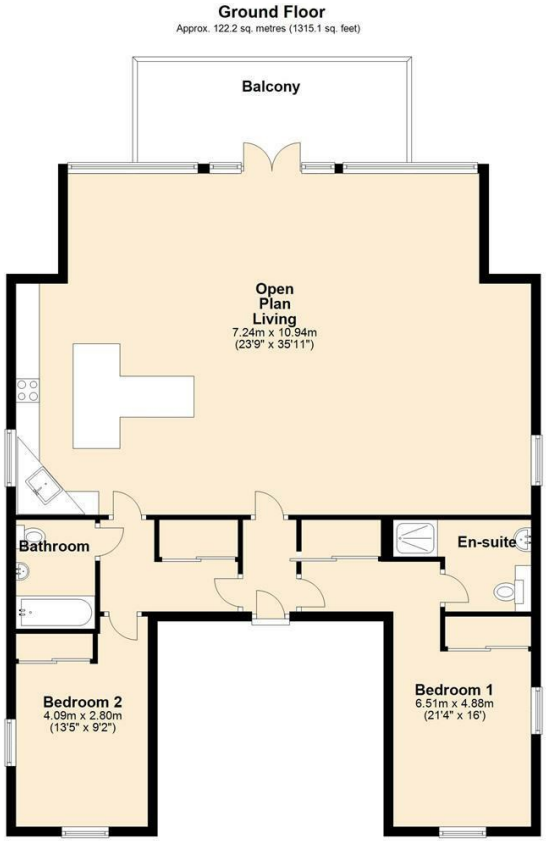
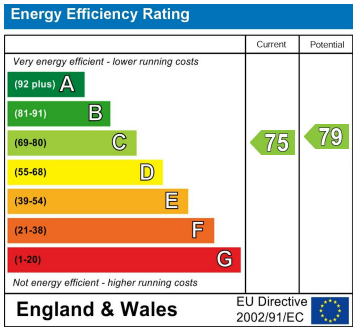


1 Riverview, Hereford





EPC Rating: C hereford Council Tax Band: D

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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