



## KING GEORGES VIEW HINTON ROAD

HEREFORD HR2 6BN

£245,000  
LEASEHOLD - SHARE OF FREEHOLD

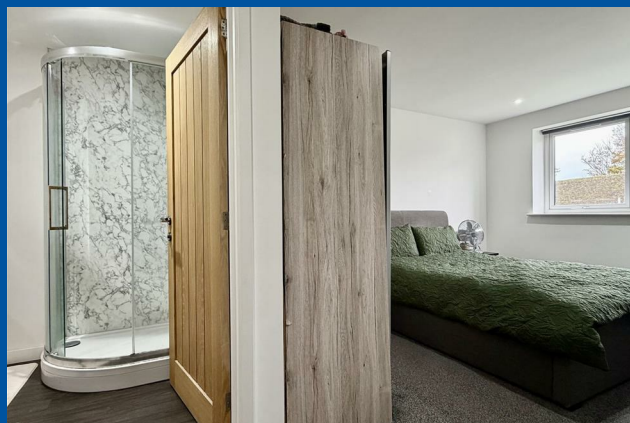
Situated just a short walk from Hereford City Centre, a fantastic two double bedroom first floor modern apartment offering an ideal home for a first time buyer or someone looking to downsize. The property which was constructed in 2022 has the remainder of a long lease, benefits from owning a share of the freehold and has gas central heating, double glazing and allocated parking. A viewing is highly recommended.





# KING GEORGES VIEW HINTON

- Modern first floor apartment
- Two double bedrooms, 1 en-suite & 1 bathroom
- Allocated parking & communal gardens
- Remainder of a 999 year lease (996 years remaining)
- Walking distance to the City Centre
- Owns a share of the freehold!



## Ground floor

With entrance door leading into the communal entrance hall with stairs leading to the first floor where you will find the door to

## Flat 12

With entrance door leading into the

## Entrance hall

With LVT flooring, telephone entry system, recess spotlights, smoke alarm, radiator, useful utility cupboard with space and plumbing for washing machine and tumble dryer, space for coats/shoes & wall mounted fuse box. Doors lead into the

## Open plan living/kitchen/dining room

A large light and airy open-plan living space with Juliet balcony with double glazed French doors to the front aspect. The kitchen comprises contrasting wall and base units with fitted work surfaces over and useful breakfast bar. Black composite 1 1/2 bowl sink and drainer, other integrated appliances include fridge/freezer, dishwasher, induction hob with extractor hood over and oven below. There are two further double glazed windows, ample space for both dining and living.

## Bedroom one with en-suite

A good sized double bedroom with fitted carpet, recess spotlights, radiator, loft hatch, large double glazed window to the front aspect with views

towards the King George Playing fields, ample space for wardrobes and door leading into the En-suite shower room

With fitted corner shower cubicle, panelled surround and mains fitment shower head over, low flush w/c, wash hand basin with storage below, chrome heated towel rail, extractor, recess spotlights and LVT flooring.

## Bedroom two

A second good sized double bedroom with fitted carpet, radiator, recess spotlights, double glazed window and ample space for wardrobes.

## Bathroom

A modern three piece suite comprising p shaped panelled bath with panelled surround and mains fitment shower head over, low flush w/c, wash hand basin with storage below, recess spotlights, chrome heated towel rail, extractor and LVT flooring.

## Outside

The property is approached via double electric gates leading to the parking area with one allocated space and additional visitor spaces, there is a separate pedestrian access. The property benefits from access to a bike store and bin store.

## Directions

From Hereford City Centre, proceed south over Greyfriars Bridge heading left towards Ross Road.

Take the left hand turning at the Welsh Club onto Hinton Road, proceed over the mini roundabout and the property is situated a short distance down on the right hand side indicated by the Flint & Cook for sale board.

#### **Property Services**

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

#### **Tenure & Possession**

Leasehold - vacant possession on completion.

999 year lease commenced from 2022 with 996 years remaining.

Service charge - £110pcm

Ground rent - TBC

#### **Outgoings**

Water and drainage rates are payable.

#### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

#### **Opening Hours**

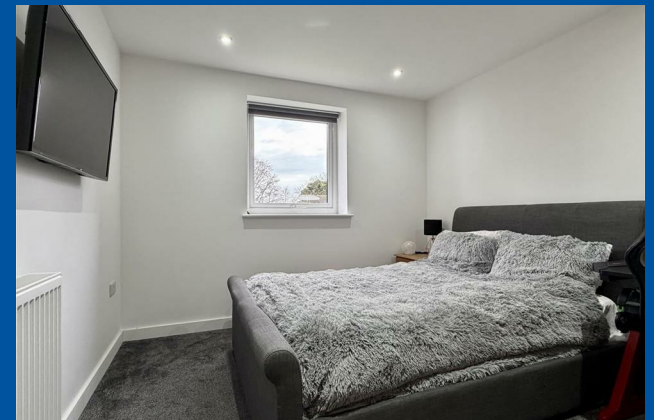
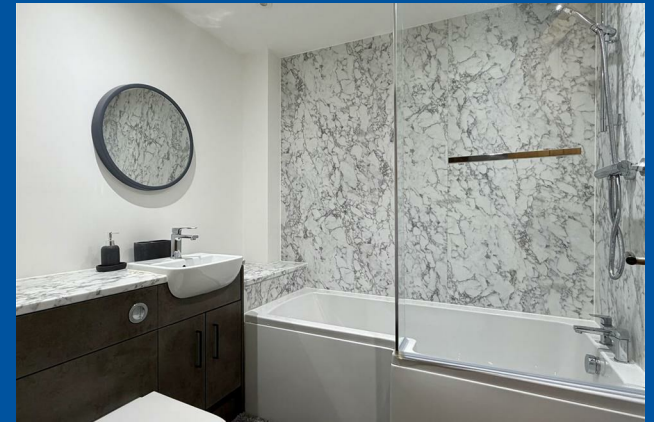
Monday - Friday 9.00 am - 5.30 pm

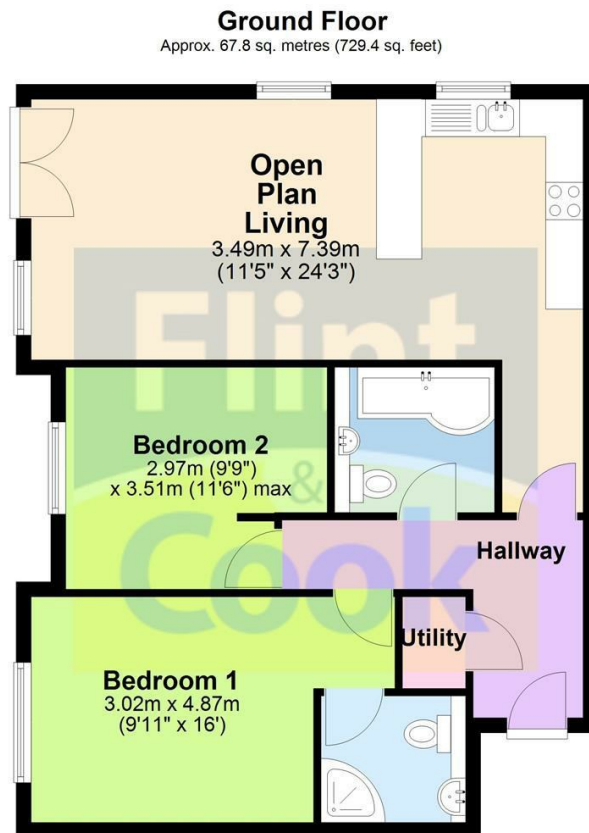
Saturday 9.00 am - 1.00 pm

#### **Money Laundering**

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

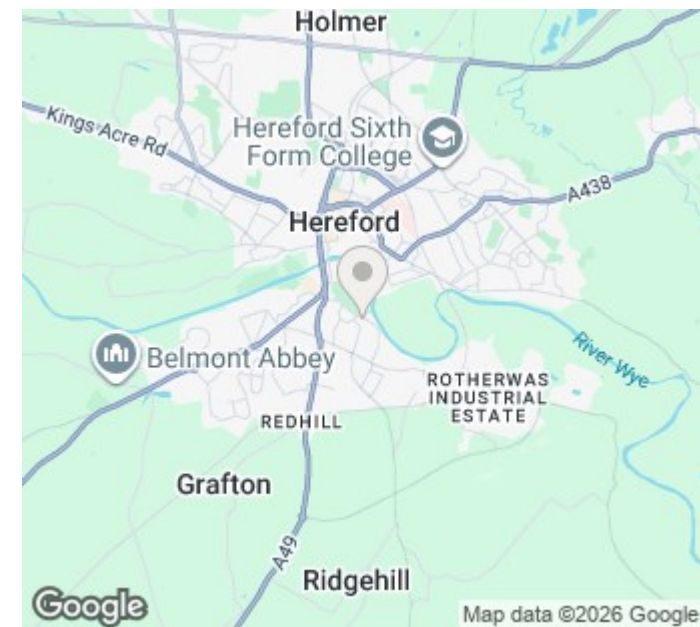
## **KING GEORGES VIEW HINTON**





Total area: approx. 67.8 sq. metres (729.4 sq. feet)

**EPC Rating: B**    **Council Tax Band: B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(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		
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

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

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

