

Tel: 01432 267213

FOR SALE

16 RIVERVIEW COURT
GWYNNE STREET
HEREFORDSHIRE



A THIRD FLOOR LUXURY APARTMENT IN AN EXCLUSIVE DEVELOPMENT IN THE CENTRE OF HEREFORD. ACCOMMODATION : HALL LIVING ROOM / KITCHEN, BEDROOM 1, BEDROOM 2, SHOWER ROOM 1, SHOWER ROOM 2, BATHROOM, HALL. GATED PARKING. NO ONWARC CHAIN. FOR FURTHER DETAILS PLEASE CONTACT ARKWRIGHT OWENS 01432 267213

DESCRIPTION & SITUATION

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RIVERVIEW COURT WAS BUILT BY PERFECTION HOMES LIMITED AND COMPLETED IN 2008, AN LABC HIGHLY COMMENDED LARGE SCALE HOUSING DEVELOPMENT COMPRISING 23 LUXURY APARTMENTS WHICH VARY IN SIZE FROM 900 SQ.FT TO 1,800 SQ.FT, COMMODIOUS, HIGH SPECIFICATION APARTMENTS, 17 OF WHICH WERE NEW-BUILD, 4 CONVERSIONS IN THE FORMER WESLEYAN CHAPEL AND 2 CONVERSIONS FROM THE ART DECO STYLED 13 BRIDGE STREET THE FORMER CRYSTAL ROOMS NIGHTCLUB WHICH HAS ALSO FORMED A VAULTED RETAIL UNIT ALONG WITH A SECOND RETAIL UNIT IN PLACE OF A VICTORIAN PROPERTY KNOWN AS 12 BRIDGE STREET. THE SITE OF THE DEVELOPMENT WARRANTED EXCELLENCE BEING IN CLOSE PROXIMITY TO THE HEREFORD CATHEDRAL, THE MAPPA MUNDI MUSEUM, THE BISHOPS PALACE & CLOISTERS AND LYING PARTLY ON THE LINE OF THE HISTORICAL KINGS DITCH.

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THE FEATURES OF THE APARTMENT ARE THE LARGE PICTURE WINDOWS, BUILT IN ENTERTAINMENT SYSTEM, KITCHEN WITH INTEGRATED MIELE FITTINGS, A VACUUM

SYSTEM, BUILT IN WARDROBES IN BEDROOMS, AND ENERGY SAVING
&LDQUO;GRAFIX-EYE&RDQUO; LUTRON LIGHTING SYSTEMS, AS WELL AS A TOP OF
THE RANGE GAS-FIRED UNDER FLOOR HEATING SYSTEM. THE APARTMENT HAS
ENGLISH OAK DOORS, BRUSHED STEEL FITTINGS, DESIGNER QUALITY BATHROOM
FITTINGS AND FITTED CARPETS AND FITTED BLINDS AND CURTAINS. THE INTERNAL
OAK STAIRCASE HAS TEMPERED GLASS INFILL PANELS WHICH ARE REPLICATED ON
THE SOUTH FACING BALCONY CAPABLE OF USE FOR SITTING OUT WITH A TABLE, VIA
FRENCH DOORS.

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ACCOMMODATION

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ENTRANCE HALL&NBSP; 6&RSQUO;6&RDQUO; X 5&RSQUO;6&RDQUO; (2M X
1.7M)&NBSP;&NBSP;&NBSP;&NBSP;&NBSP;&NBSP;&NBSP;&NBSP;&NBSP;&NBSP;

CLOSE CARPETED WITH DESIGNER SKIRTING BOARDS, SPOT LIGHTING AND WALL
MOUNTED LIGHT. UNDER FLOOR HEATING WALL MOUNTED THERMOSTAT, STAINLESS
STEEL POWER SOCKET, WALL MOUNTED VIDEO TELEPHONE AND VEHICLE ENTRANCE
GATE INTERCOM.

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CENTRAL HALL&NBSP;&NBSP;&NBSP;&NBSP;&NBSP; 4&RSQUO; X 17&RSQUO;4&RDQUO;
(1.2M X 5.3M)

CARPETED FLOORING AND OAK DOORS TO ROOMS ON BOTH SIDES AND TWO WALL
MOUNTED VACUUMING PORTS.

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LAUNDRY ROOM&NBSP;&NBSP; 4&RSQUO;7&RDQUO; X 5&RSQUO;10&RDQUO;
(1.4M X 1.8M)

TILED FLOORING, STALE AIR EXTRACTION SYSTEM, HOTPOINT WASHER DRYER
UNDERNEATH WORK-SURFACING. ENTERTAINMENT SYSTEM HUB, DIGITAL RADIO AND
WALL MOUNTED RCD AND MAINS ELECTRICITY SWITCH AND CIRCUIT BREAKERS.

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BEDROOM

2&NBSP;&NBSP;&NBSP;&NBSP;&NBSP;&NBSP;&NBSP;&NBSP;&NBSP;&NBSP;&NBSP;&NBSP;&NBSP;
13&RSQUO;5&RDQUO; X 9&RSQUO;10&RDQUO; (4.1M X 3M)

CARPETED FLOORING, CENTRAL CEILING SPOT-LIGHT AND WALL MOUNTED
SPOTLIGHTS NEXT TO THE BED.

ALL LIGHTS HAVE &LDQUO;MEMORY&RDQUO; SETTINGS WHICH CAN BE OPERATED
EASILY FROM THE BEDSIDE AS WELL AS BY THE BEDROOM DOOR. BUILT-IN
WARDROBE WITH FITTED STRIP LIGHT AND HANGING RAILS AND SHELVES. WALL
MOUNTED THERMOSTAT, DOUBLE GLAZED WINDOW (INTO LIGHT WELL), TVAERIAL
POINT, POWER SOCKETS IN STAINLESS STEEL.

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MASTER

BEDROOM&NBSP;&NBSP;&NBSP;&NBSP;&NBSP;&NBSP;&NBSP;&NBSP;&NBSP;&NBSP;&NBSP;
13&RSQUO;5&RDQUO; X 10&RSQUO;9&RDQUO; (4.1M X 3.3M)

CARPETED FLOORING, CENTRAL CEILING SPOT-LIGHT AND WALL MOUNTED
SPOTLIGHTS NEXT TO THE BED.

ALL LIGHTS HAVE &LDQUO;MEMORY&RDQUO; SETTINGS WHICH CAN BE OPERATED
EASILY FROM THE BEDSIDE AS WELL AS BY THE BEDROOM DOOR. BUILT-IN
WARDROBE WITH FITTED STRIP LIGHT AND HANGING RAILS AND SHELVES. WALL
MOUNTED THERMOSTAT, DOUBLE GLAZED WINDOW (INTO LIGHT WELL), TVAERIAL
POINT, POWER SOCKETS IN STAINLESS STEEL. TWO BUILT IN FLUSH CEILING SPEAKER
SYSTEM AND CONTROL PANEL (WHICH CAN BE REMOTELY OPERATED). GROHE WALL
MOUNTED SHOWER CONTROL FOR THE SHOWER ROOM.

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SHOWER ROOM &NBSP;&NBSP;&NBSP;&NBSP; 7&RSQUO;6&RDQUO; X
8&RSQUO;6&RDQUO; (2.3M X 2.6M)

SLATE FLOORING AND FULLY TILED ROOM WITH LARGE TILES IN BRICK PATTERN AND A GRANITE FINISHED SHELF. PEDESTAL WASH HAND BASIN WITH MONO-BLOCK STAINLESS STEEL TAP WITH CUPBOARD SPACE BELOW AND HALOGEN SPOT LIGHT OVER. GEBERIT DUAL FLUSH TOILET, WITH SOFT CLOSING TOILET LID AND CEILING MOUNTED SPEAKER FOR ENTERTAINMENT SYSTEM WITH WALL MOUNTED CONTROL PANEL.&NBSP; ELECTRICALLY HEATED TOWEL RAIL (INDEPENDENT FROM THE UNDERFLOOR HEATING). STALE AIR EXTRACTION SYSTEM AND OAK PANELLED DOOR.

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SHOWER ROOM 2&NBSP;&NBSP; 6&RSQUO;2&RDQUO; X 8&RSQUO;10&RDQUO;
(1.9M X 2.7M)

TILED FLOORING AND FULLY TILED ROOM WITH LARGE TILES IN BRICK PATTERN AND A GRANITE FINISHED SHELF. PEDESTAL WASH HAND BASIN WITH MONO-BLOCK STAINLESS STEEL TAP WITH SLIDING DRAWER STORAGE SPACE BELOW AND HALOGEN SPOT LIGHT OVER. GEBERIT DUAL FLUSH TOILET, WITH SOFT CLOSING TOILET LID.&NBSP; ELECTRICALLY HEATED TOWEL RAIL (INDEPENDENT FROM THE UNDERFLOOR HEATING). STALE AIR EXTRACTION SYSTEM AND OAK PANELLED DOOR.

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SITTING ROOM / DINING ROOM / KITCHEN&NBSP;&NBSP; 27&RSQUO;6&RDQUO; X
12&RSQUO;1&RDQUO; (8.4M X 3.7M)

OAK DOOR INTO AN IMPRESSIVE ROOM WITH PICTURE WINDOW FACING SOUTH WITH OUTSTANDING VIEWS TO THE RIVER WYE, THE BISHOPS MEADOW AND BEYOND. TWO SIDE WINDOWS, VAULTED CEILING AND LUTRON LIGHTING SYSTEM. THREE PIN LAMP SOCKETS IN THE CORNERS OF THE ROOM, WALL LIGHTING COMBINED WITH SPOTLIGHTING VIA THE LUTRON LIGHTING SYSTEM. THERE IS ROOM FOR A DINING TABLE AND CHAIRS IN THE CENTRE OF THE ROOM. TILED AREA JOINS THE CARPETING TO FORM THE HIGH QUALITY KITCHEN WITH GRANITE WORK-SURFACING, SPLASH-BACK TO HOB AREA AND GRANITE UP-STANDS. THE KITCHEN HAS INTEGRATED FITTINGS, MIELE DISHWASHER, ELECTRIC OVEN, COMBINATION OVEN, FOUR RING GAS HOB AND EXTRACTOR FAN. 1&FRAC12; BOWL STAINLESS STEEL SINK AND DRAINING BOARD, MIELE FROST FREE FRIDGE FREEZER. THE VACUUMING WASTE STORAGE AREA IS LOCATED UNDER THE BREAKFAST BAR AND THERE IS A VACUUMING SUCTION POINT AT FLOOR LEVEL IN THE KITCHEN AREA. FOUR WALL MOUNTED STORAGE CUPBOARDS, AND EXTENSIVE CUPBOARDS BELOW THE WORK SURFACING.

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EXTERNAL BALCONY&NBSP;&NBSP;&NBSP;&NBSP;&NBSP; 2&RSQUO;11&RDQUO; X
6&RSQUO;2&RDQUO; (0.9M X 1.9M)

TEMPERED GLASS PANELING AND GALVANIZED IRON SUPPORTS AND HANDRAIL AND A MAINTENANCE FREE DECKING WITH WALL MOUNTED HALOGEN LIGHTING.

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FITTINGS

CARPETS AND CURTAINS AND BLINDS ARE EXCLUDED FROM THE SALE PRICE AND ARE AVAILABLE BY NEGOTIATION.

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CAR-PARKING

THE APARTMENT HAS ONE DESIGNATED CAR-PARKING SPACE, ACCESSED FROM GWYNNE STREET VIA ELECTRICALLY OPERATED GATES.

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TENURE

THE APARTMENTS ARE HELD ON A 999 YEAR LEASE WITH A SHARE OF THE FREEHOLD. THEREFORE NO GROUND RENT IS CHARGEABLE. EACH OWNER IS A DIRECTOR OF THE MANAGEMENT COMPANY WHICH OWNS THE FREEHOLD OF THE WHOLE SITE.

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NHBC WARRANTY

EACH APARTMENT BENEFITS FROM A 10 YEAR NHBC GUARANTEE.

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SERVICE CHARGE

THE SERVICE CHARGE IS CURRENTLY &POUND;900:00 PER YEAR DEMANDED BY THE MANAGEMENT COMMITTEE WHICH IS MADE UP OF DIRECTORS OF THE COMPANY THAT OWN THE LAND THE DEVELOPMENT IS CONSTRUCTED ON.

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COUNCIL TAX

BAND E &NDASH; CURRENTLY 2012/13 &POUND;1830.52 PER YEAR PAYABLE TO HEREFORDSHIRE COUNCIL &NDASH; 01432 260000.

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SERVICES

ALL MAINS SERVICES ARE CONNECTED TO THE APARTMENT, NAMELY MAINS WATER AND DRAINAGE, MAINS GAS AND ELECTRICITY.

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VIEWING

VIEWINGS ARE STRICTLY BY APPOINTMENT THROUGH ARKWRIGHT OWENS, ACTING AS SOLE AGENTS WITH SOLE SELLING RIGHTS-&NBSP; TELEPHONE&NBSP; (01432) 267213 OR JULIAN OWENS (07855) 744821

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AGENTS NOTE

ARKWRIGHT OWENS HAS NOT TESTED APPARATUS, EQUIPMENT, FITTINGS, OR SERVICES AND SO CANNOT VERIFY THAT THEY ARE IN WORKING ORDER. THE BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR OR SURVEYOR. THE PHOTOGRAPH MAY HAVE BEEN TAKEN WITH THE USE OF A WIDE-ANGLE OR ZOOM LENS. ALL ROOM SIZES ARE APPROXIMATE AND IF MEASURED INTO A RECESS THEN THIS IS INDICATED. THE PROPERTY IS SOLD IN THE AFOREGOING PARTICULARS. ANY ITEM NOT MENTIONED HEREIN IS SPECIFICALLY EXCLUDED.

ACCOMMODATION: 2 BEDROOMS, 2 RECEPTIONS,

GUIDE PRICE £299,995

DESCRIPTION & SITUATION

Riverview Court was built by Perfection Homes Limited and completed in 2008, an LABC Highly Commended large scale housing development comprising 23 luxury apartments which vary in size from 900 sq.ft to 1,800 sq.ft, commodious, high specification apartments, 17 of which were new-build, 4 conversions in the former Wesleyan Chapel and 2 conversions from the Art Deco styled 13 Bridge Street the former Crystal Rooms Nightclub which has also formed a vaulted retail unit along with a second retail unit in place of a Victorian property known as 12 Bridge Street. The site of the Development warranted excellence being in close proximity to the Hereford Cathedral, The Mappa Mundi Museum, The Bishops Palace & Cloisters and lying partly on the line of the historical Kings Ditch.

The features of the apartment are the large picture windows, built in entertainment system, kitchen with integrated Miele fittings, a vacuum system, built in wardrobes in bedrooms, and energy saving "Grafix-Eye" Lutron lighting systems, as well as a top of the range gas-fired under floor heating system. The apartment has English oak doors, brushed steel fittings, designer quality bathroom fittings and fitted carpets and fitted blinds and curtains. The internal oak staircase has tempered glass infill panels which are replicated on the south facing balcony capable of use for sitting out with a table, via French Doors.

ACCOMMODATION

ENTRANCE HALL 6'6" x 5'6" (2m x 1.7m)

Close carpeted with designer skirting boards, spot lighting and wall mounted light. Under floor heating wall mounted thermostat, stainless steel power socket, wall mounted Video Telephone and vehicle entrance gate intercom.

CENTRAL HALL 4' x 17'4" (1.2m x 5.3m)

Carpeted flooring and Oak doors to rooms on both sides and two wall mounted vacuuming ports.

LAUNDRY ROOM 4'7" x 5'10" (1.4m x 1.8m)

Tiled flooring, stale air extraction system, Hotpoint washer dryer underneath work-surfacing. Entertainment system Hub, Digital radio and wall mounted RCD and mains electricity switch and circuit breakers.

BEDROOM 2 13'5" x 9'10" (4.1m x 3m)

Carpeted flooring, central ceiling spot-light and wall mounted spotlights next to the bed.

All lights have "Memory" settings which can be operated easily from the bedside as well as by the bedroom door. Built-in wardrobe with fitted strip light and hanging rails and shelves. Wall mounted thermostat, double glazed window (into light well), TVAerial point, power sockets in stainless steel.

MASTER BEDROOM 13'5" x 10'9" (4.1m x 3.3m)

Carpeted flooring, central ceiling spot-light and wall mounted spotlights next to the bed.

All lights have "Memory" settings which can be operated easily from the bedside as well as by the bedroom door. Built-in wardrobe with fitted strip light and hanging rails and shelves. Wall mounted thermostat, double glazed window (into light well), TVAerial point, power sockets in

stainless steel. Two built in flush ceiling speaker system and control panel (which can be remotely operated). Grohe wall mounted shower control for the shower room.

SHOWER ROOM 7'6" x 8'6" (2.3m x 2.6m)

Slate flooring and fully tiled room with large tiles in brick pattern and a granite finished shelf. Pedestal wash hand basin with mono-block stainless steel tap with cupboard space below and halogen spot light over. Geberit dual flush toilet, with soft closing toilet lid and ceiling mounted speaker for entertainment system with wall mounted control panel. Electrically heated towel rail (independent from the underfloor heating). Stale air extraction system and oak panelled door.

SHOWER ROOM 2 6'2" x 8'10" (1.9m x 2.7m)

Tiled flooring and fully tiled room with large tiles in brick pattern and a granite finished shelf. Pedestal wash hand basin with mono-block stainless steel tap with sliding drawer storage space below and halogen spot light over. Geberit dual flush toilet, with soft closing toilet lid. Electrically heated towel rail (independent from the underfloor heating). Stale air extraction system and oak panelled door.

SITTING ROOM / DINING ROOM / KITCHEN 27'6" x 12'1" (8.4m x 3.7m)

Oak door into an impressive room with picture window facing south with outstanding views to the River Wye, The Bishops Meadow and beyond. Two side windows, vaulted ceiling and Lutron lighting system. Three pin lamp sockets in the corners of the room, wall lighting combined with spotlighting via the Lutron lighting system. There is room for a dining table and chairs in the centre of the room. Tiled area joins the carpeting to form the high quality kitchen with granite work-surfacing, splash-back to hob area and granite up-stands. The kitchen has integrated fittings, Miele dishwasher, electric oven, combination oven, four ring gas hob and extractor fan. 1½ bowl stainless steel sink and draining board, Miele frost free fridge freezer. The vacuuming waste storage area is located under the breakfast bar and there is a vacuuming suction point at floor level in the kitchen area. Four wall mounted storage cupboards, and extensive cupboards below the work surfacing.

EXTERNAL BALCONY 2'11" x 6'2" (0.9m x 1.9m)

Tempered glass paneling and galvanized iron supports and handrail and a maintenance free decking with wall mounted halogen lighting.

FITTINGS

Carpets and curtains and blinds are excluded from the sale price and are available by negotiation.

CAR-PARKING

The apartment has one designated car-parking space, accessed from Gwynne Street via electrically operated gates.

TENURE

The apartments are held on a 999 year lease with a share of the freehold. Therefore no ground rent is chargeable. Each owner is a Director of the management company which owns the freehold of the whole site.

NHBC WARRANTY

Each apartment benefits from a 10 year NHBC Guarantee.

SERVICE CHARGE

The service charge is currently £900:00 per year demanded by the Management Committee which is made up of Directors of the Company that own the Land the development is constructed on.

COUNCIL TAX

Band E – currently 2012/13 £1830.52 per year payable to Herefordshire Council – 01432 260000.

SERVICES

All mains services are connected to the apartment, namely mains water and drainage, mains gas and electricity.

VIEWING

Viewings are strictly by appointment through Arkwright Owens, acting as sole agents with sole selling rights- Telephone (01432) 267213 or Julian Owens (07855) 744821

AGENTS NOTE

Arkwright Owens has not tested apparatus, equipment, fittings, or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. The photograph may have been taken with the use of a wide-angle or zoom lens. All room sizes are approximate and if measured into a recess then this is indicated. The property is sold in the foregoing particulars. Any item not mentioned herein is specifically excluded.

Floorplan

