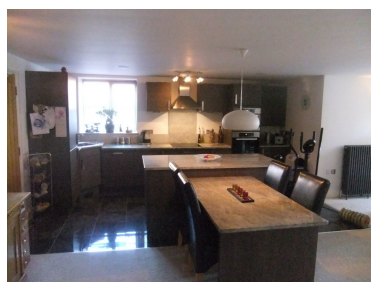


Tel: 01432 267213

FOR SALE

1 RIVERVIEW COURT  
12-13 BRIDGE STREET  
HEREFORDSHIRE



A LARGE TWO BEDROOMED FIRST FLOOR APARTMENT &NBSP;WITH LARGE BALCONY  
IN A CONVERTED FORMER METHODIST CHAPEL IN A SOUGHT-AFTER DEVELOPMENT IN  
HEREFORD CITY CENTRE

ACCOMMODATION: HALL / UTILITY, BATHROOM, BEDROOM 1 WITH ENSUITE,  
BEDROOM 2, LARGE OPEN PLAN KITCHEN/DINING/LIVING ROOM WITH BALCONY.  
OUTSIDE : SECURE GATED COURTYARD PARKING, LIFT ACCESS, LUXURY FITTED  
KITCHEN, HIGH SPECIFICATION, AN AWARD WINNING DEVELOPMENT

**ACCOMMODATION:** 2 BEDROOMS, 2 RECEPTIONS,

**GUIDE PRICE** £295,000



## **DESCRIPTION & SITUATION**

Riverview Court was built by Perfection Homes Limited and completed in 2008, an LABC Highly Commended large scale 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.

A first floor apartment with lift access and well presented common parts, staircase and door entry system. Tiled flooring and retaining the Methodist Chapel original stone dressed stone glass windows behind contemporary secondary glazing. The features of the apartment are the large picture windows facing east, built in entertainment system, and energy saving "Grafix-Eye" Lutron lighting systems, designer kitchen with integrated Miele fittings, a vacuum system, built in wardrobes in bedrooms,. The apartment is extremely well insulated as the apartment is essentially a new build with a steel frame and concrete block supporting walls. The apartment is heated by a gas-fired Worcester combi-condensing boiler. The apartment has English oak doors, brushed steel fittings, designer quality bathroom fittings, fitted carpets and fitted blinds and curtains. The balcony on the east side of the building is a good size capable of use for sitting out with a table, via French Doors.

## **ACCOMMODATION**

### **CENTRAL HALL**

6'4" x 3'9" (1.9m x 1.15m)

Ceramic floor tiling and Oak doors to front door and on three internal sides and a newly fitted stainless steel double bolt lock. Ceiling mounted smoke alarm, inset spot-light. Stainless steel power sockets, wall mounted Video Telephone and vehicle entrance gate intercom.

### **HALL ON THE LEFT - ACCESS HALL**

6'2" x 9'6" (1.9m x 2.9m)

Laundry cupboard with sliding doors, tiled flooring, stale air extraction system, washing machine point underneath work-surfacing. Entertainment system Hub, Digital radio and wall mounted RCD and mains electricity switch and circuit breakers.

### **SITTING ROOM / DINING ROOM / KITCHEN**

35'9" x 23'7" (10.9m x 7.2m)

Oak door into an impressive room with feature floor to ceiling K-Glass double glazed powder coated aluminium windows facing east, French doors onto balcony with outstanding views to the Hereford Cathedral, The Old Sack Warehouse and the courtyard car-park. Two side windows to the large open plan room with the kitchen area on the left hand side of the room and the main sitting area featuring on the right hand side. The apartment has an energy saving lighting mood lighting system. Three pin lamp sockets in the corners of the room, wall lighting and feature radiators in copper and gun metal grey. There is a dining table with granite work-surfacing built onto a cooking island with work-surfacing and cupboard space below. The room is carpeted in deep pile carpeting with luxury Cloud 9 underlay. A generous entertaining room.

High quality In-Toto Designed kitchen with granite work-surfacing, splash-back to hob area and granite up-stands and the floor is covered with quality ceramic floor tiles. 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. There is a vacuuming suction point at floor level in the kitchen area wall mounted storage cupboards, and cupboards below the work surfacing. The present owners have added several plug sockets to the kitchen and living area.

All the windows have fitted blinds and on the left hand side of the room is a focal point, a newly constructed faux electric "wood burner" in a surround of oak and glass with mood lighting. Space for a wall mounted plasma TV (available by separate negotiation) and space for other devices.

#### EXTERNAL BALCONY          17'4" x 5'6" (5.3m x 1.7m)

Tempered glass paneling and galvanized iron supports and handrail and a maintenance free decking with wall mounted halogen lighting and an external double power socket. The balcony is covered from the apartment above. View of The Hereford Cathedral which is particularly special at night time when the Cathedral is illuminated. The balcony is large enough to put several pots and plants and outdoor furniture.

#### BEDROOM 2                                  14'5" x 9'6" (4.4m x 2.9m)

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. Double glazed obscure window and original window with secondary glazing in oak frames and oak sideboard. TV Aerial point, power sockets in stainless steel.

#### BATHROOM    7'7" x 5'6" (1.9m x 1.7m)

Tiled flooring and fully tiled room with large tiles in brick pattern. Pedestal wash hand basin finished in oak with mono-block stainless steel tap with storage space below and two spot lights either side of a mirror, and oak panelled bath with mono-block stainless steel central taps. Oak finished WC. Heated towel rail and air extraction system and oak panelled door.

#### HALL STRAIGHT THROUGH TO

#### MASTER BEDROOM                  18'8" x 15'5" + 10'2" x 3'3" (5.7m max x 4.7m + 3.1 x 1m)

Bedroom suite with ensuite shower room finished to a high standard and a well apportioned bedroom with two built in wardrobes with sliding doors and internal lighting. Deep pile carpeting, 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. TV aerial 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

Ceramic flooring and fully tiled room with large tiles in brick pattern. Pedestal wash hand basin with mono-block stainless steel tap with cupboard space below and halogen spot light over. Geberit dual flush toilet, and ceiling mounted speaker for entertainment system with wall mounted control panel. Electrically heated towel rail Stale air extraction system and oak panelled door. Glass fronted double shower.

## **GROUND FLOOR STORAGE COMPARTMENT**

There is a downstairs locker room with storage for the four apartments within the building. There is also access to a Bike Store which has an electrically operated garage door with strip bulkhead lighting,

## **FITTINGS**

Plasma TV system, curtains and blinds are available by separate 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 D - currently 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. JTJO/AO/March 2013