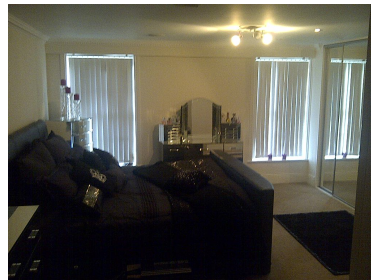


Tel: 01432 267213

FOR SALE

**RIVERVIEW COURT
BRIDGE STREET
HEREFORDSHIRE**



APARTMENT 9 IS A SECOND FLOOR NEW BUILD "GEORGIAN" APARTMENT OF 1300 SQ.FT WITH THREE BEDROOMS AND TWO BATHROOMS, BUILT ON THE SITE OF 12 BRIDGE STREET (FORMER LAUNDRETTE) WITH LIFT ACCESS AND DOOR ENTRY SYSTEM TO THE GATED DEVELOPMENT. THE FEATURES OF THE APARTMENT ARE TWO BALCONIES FACING EAST TOWARDS THE HEREFORD CATHEDRAL AND THE OPEN PLAN KITCHEN DINING SITTING ROOM WITH BUILT-IN ENTERTAINMENT SYSTEM, AND ENERGY SAVING "GRAFIX-EYE" LUTRON LIGHTING SYSTEMS. THERE IS A DESIGNER KITCHEN WITH INTEGRATED MIELE FITTINGS, A VACUUM SYSTEM, BUILT-IN WARDROBES IN BEDROOMS. THE APARTMENT IS EXTREMELY WELL INSULATED BEING A NEW BUILD PROPERTY. THE APARTMENT IS HEATED BY A GAS-FIRED WORCESTER COMBI-CONDENSING BOILER IN COMBINATION WITH A MYSON UNDER FLOOR HEATING SYSTEM.

ACCOMMODATION: 3 BEDROOMS, RECEPTION,

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 from which has been formed a vaulted retail unit along with a second retail unit formerly 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 lying partly on the line of the historical Kings Ditch.

Apartment 9 is a second floor new build "Georgian" apartment of 1300 sq.ft with three bedrooms and two bathrooms, built on the site of 12 Bridge Street (former laundrette) with lift access and door entry system to the gated development. The features of the apartment are two balconies facing east towards the Hereford Cathedral and the open plan kitchen dining sitting room with built-in entertainment system, and energy saving "Grafix-Eye" Lutron lighting systems. There is a designer kitchen with integrated Miele fittings, a vacuum system, built-in wardrobes in bedrooms. The apartment is extremely well insulated being a new build property. The apartment is heated by a gas-fired Worcester combi-condensing boiler in combination with a Myson under floor heating system.

ACCOMMODATION

HALL LOBBY 4' x 3'10" (1.2m x 1.17m)

Ceramic floor tiled entrance hall with coat hanging area, timber threshold into entrance hall.

ENTRANCE HALL 3'10" x 25' (1.18m x 7.6m)

Castellated plaster coving, deep pile carpeting, archway and wall mounted video entry system. Access to:

STORAGE CUPBOARD 4' x 3'11" (1.24m x 1.2m)

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

KITCHEN / DINING / SITTING ROOM 21'7" x 20'10" (6.6m x 6.4m)

Oak veneer door into an impressive room with two pairs of French doors with K-Glass double glazed windows facing east, with two balconies each of 5'6" x 3'1" (1.7m x 0.95m) with outstanding views of the Hereford Cathedral, The Old Sack Warehouse (now offices) and the courtyard car-park. The kitchen area on the left hand side of the room has a large granite covered cooking island providing a breakfast bar and storage, the main sitting area featuring within the rest of the room. The apartment has an energy saving mood lighting system. Three pin lamp sockets in the corners of the room, wall lighting. The room is carpeted in deep pile carpeting with luxury Cloud 9 underlay. A generous entertaining room ideal for family living and entertaining.

High quality kitchen with granite work-surfacing, splash-back to hob area and granite up-stands;

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.

REAR HALL 4'3" x 16'4" (1.3m x 5m)

Close carpeted with large double wardrobe (housing the under floor heating system valves).

BEDROOM 1 9'10" x 16'2" (3m x 4.95m)

Bedroom with two double glazed sash windows with fitted blinds, close carpeted room, built-in wardrobe, 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 systems and control panel (which can be remotely operated). Grohne wall mounted shower control for the shower room.

MASTER BEDROOM 13'5" x 16'2" (4.1m x 4.95m min)

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. Two double glazed sash windows with fitted blinds. 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 systems and control panel (which can be remotely operated). Grohne wall mounted shower control for the shower room.

SHOWER ROOM 8' x 7'10" (2.45m x 2.4m)

Ceramic flooring and fully tiled two-tone room with large tiles in brick pattern. Georgian Style pedestal wash hand basin with mono-block stainless steel tap with wall mounted mirror halogen spot light over. Corner Merlyn shower cubicle. 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.

BEDROOM 3 9' x 13'1" (2.76m x 4m)

With sash window with view of The former Chapel facade, close carpeted with built in wardrobe and lutron lighting system

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 upon which the development is constructed.

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 on which the development is constructed.

COUNCIL TAX

Band D 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 or email: arkwrightowens@hotmail.com

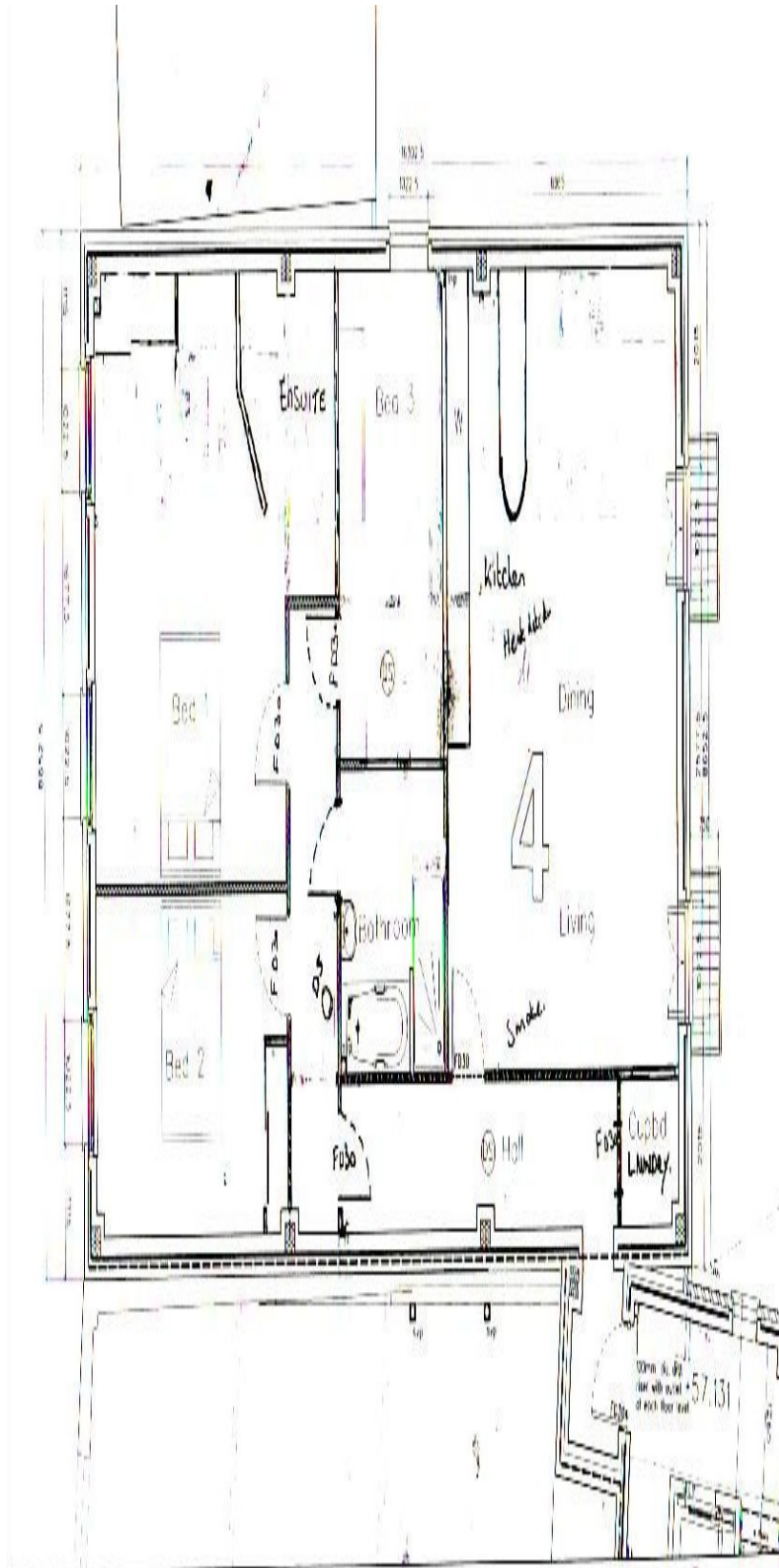
AGENTS NOTE

Arkwright Owens have 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/April 2013

Other Images



Floorplan



DATE NOV 08 DRAWN BY
 SCALE 1:50 DRAWN BY
 DRAWING NO 5107-3-29 CHECKED BY

PERFECTION HOMES

12-13 BRIDGE STREET
 WEREFORD

ALTERNATIVE UNIT 4 LAYOUT

PRELIMINARY



hookmasonarchitecture

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