



Flat 3, Guardian Court
Ferrers Street, Hereford, HR1 2LP

Andrew Grant

Flat 3, Guardian Court

Ferrers Street, Hereford, HR1 2LP

 1 Bedroom  1 Reception  1 Bathroom

Leasehold / 489 sq. ft.
Offers in the region of £95,000

A well-presented apartment with beautiful communal gardens and parking.

KEY FEATURES

- Private parking
- Communal gardens
- Ground-floor apartment
- Lovely décor throughout
- Modern kitchen and bathroom
- Over 55's residential development

This fantastic home has lovely accommodation within including a reception room, kitchen, bedroom and bathroom. Outside, there are fantastic communal gardens and residents parking.

Situation

The city of Hereford is set on the river Wye and sixteen miles from the Welsh border, with rail connections and access to the M50 in thirty minutes.

Hereford has a handsome cathedral, flourishing commercial centre, theatre and cinema and is the gateway to attractive and varied countryside.





Description

This beautiful apartment is approached by a pathway which leads to the communal entrance lobby. The private entrance door to Apartment 3 opens into a reception hallway which has a large walk-in storage cupboard immediately to the left, a further storage cupboard and doors off to the reception room, bedroom and bathroom.

The reception room has neutral décor, space for a table and chairs and a feature fireplace with stone surround. A further door leads to the kitchen.

The kitchen has stylish white high-gloss wall and base units incorporating a stainless steel sink and drainer. Integrated appliances include an oven and hob with concealed extractor above, dishwasher and washing machine. There are contemporary metro tiles to the splashback, flagstone tiles to the floor and space for a fridge freezer.

The light and spacious bedroom is a good-sized double with two fitted wardrobes.

The bathroom has a white suite comprising a WC, wash hand basin set on vanity unit, bath with shower and stone coloured tiling to the walls and splashbacks.

There is a laundry room on the ground floor of the property.

Outside

There is private parking and stunning communal gardens. The gardens comprise lawned areas and flowerbeds with a vast array of colourful planting and mature shrubs. There are pathways and benches throughout the garden which is a lovely place to sit out and relax.

Agents Notes

The flat has a 99-year lease from 1991.

There is a monthly Management Charge that covers the service charge, ground rent and buildings insurance.

Over 55's residential development.





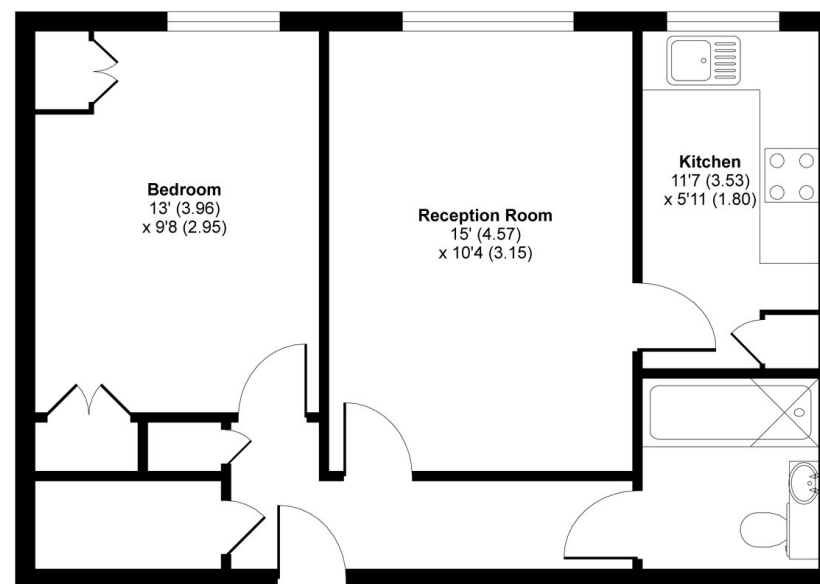


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ferrers Street, Hereford, HR1

Approximate Area = 489 sq ft / 45.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
Produced for Andrew Grant. REF: 759388

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners - an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant
T: 01432 355 292
E: hello@andrewgrant.com

