



## 15 Riverview Court, Bridge Street, Hereford, HR4 9BQ

- Fabulous large third floor apartment with wonderful river views
- City centre location close to amenities
- Recently upgraded and completely redecorated to a luxurious specification
- Highly insulated to minimise heating costs (energy rated B)
- Subtly themed to reflect the original Art Deco nature of the building
- Secure gated parking
- Generous sized garage with storage
- Newly installed boiler Jan 23 with 10 years warranty

**Guide Price £315,000**



# 15 Riverview Court, Bridge Street, Hereford, HR4 9BQ

## Situation

Riverview Court is delightfully situated close to Hereford Cathedral and enjoys fine views over the river Wye and beyond. The building was converted in 2008/09 and retains the Art Deco façade inside and out. It is just a short walk from both the city centre amenities including the new and vibrant Old Market development of shopping and leisure facilities, with opposite, lovely walks through King George V playing fields and along the banks of the river towards Breinton. The recently upgraded HALO leisure pool, gym and tennis courts are nearby and just a short walk to the Courtyard Theatre, make this property appealing also as a second home/holiday apartment and is an ideal 'lock and leave' with its secure electronically operated gated parking. It benefits from lift access and has an impressive polished marble Communal Entrance Hall.

## Description

The apartment itself comprises a spacious top floor three bedroom apartment with accommodation all to one level, fitted to a high quality specification including luxurious kitchen with high gloss flooring, Meile appliances, open plan sitting and dining room with lovely views towards Victoria footbridge, Master bedroom suite including bedroom, dressing room and shower room, with additional luxurious family bathroom.

Fully double glazed and centrally heated, the property also benefits from a built in vacuum system and wood venetian blinds and plantation shutters are included in the sale.

## Hallway

with cloaks area

## Utility Room

with hub for sound system and control panels for which are throughout the property for both radio and satellite television. Plumbing for automatic washing machine. CD sound system. Work surface space, plumbing for automatic washing machine, tiled flooring

## Bedroom

8'1" x 20'11"

with built in door to cupboard providing access for built in vacuum system, built in double wardrobe, sliding doors, feature spotlighting, TV point and telephone point

## Luxurious bathroom

fully tiled with contemporary style WC, chromed heated towel rail, vanity wash hand basin with mixer tap and drawers, circular mirror and downlighting, further downlighting and central light, panelled bath with curved shower screen and thermostatically controlled shower, further shower attachment, accessories shelf, air extractor system

## Inner Hallway

with central heating thermostat

## Master bedroom suite

13'6" x 20'11"

with mood lighting, downlighting, bedroom furniture including extensive dressing table and drawers, double and single mirror fronted wardrobes.

## En-Suite with dressing area

either side with additional mirror fronted double wardrobes. Luxurious fully tiled

## En-Suite Shower Room

with shower cubicle, thermostatically controlled shower, contemporary style WC, curved art deco style vanity wash hand basin with mixer tap, illuminated mirror, reconstituted limestone to the elevations, chrome heated towel rail.

## Bedroom Three

8'9" x 11'8"

stunning individually designed with part art deco feature with mirror fronted double wardrobe, mood lighting, quality heavy oak art deco style fire resistant door.

## Open Plan Dining and Sitting Room

14'0" x 24'8"

with part curved art deco style elevation, mood lighting plus feature x 4 translucent wall lighting, curved stanchion and window to south elevation with stunning river views as far as Victoria Bridge.

## Kitchen

10'11" x 14'7"

with Miele double oven and microwave with grill, granite work surface spaces again with art deco curved surfaces and side, fully integral fridge freezer, dishwasher, concealed lighting, eye level wall cupboards, four ring Miele gas hob with brushed steel Elica extractor, high gloss fronted eye level wall cupboards with concealed lighting, once again River views, cupboard housing the Worcester gas fired central heating boiler, black and white high polish tiling, feature spot and downlighting. Door to Useful level area and railings within the external stairway, again from which there are river views with room for seating.

## Allocated car parking

This property also benefits from communal facilities and its own parking in garage with storage with security access.

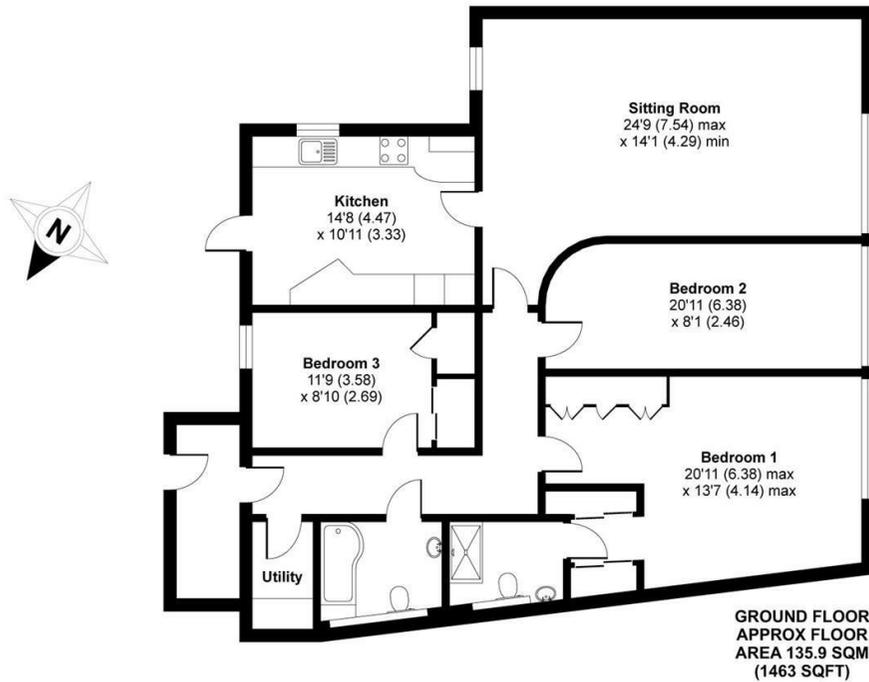
## Service Charge

Monthly service charge to include Building insurance, window cleaning, maintenance around garages, hallway & lift cleaning and all communal areas £334.66 PCM





## Bridge Street, Hereford, HR4



APPROX. GROSS INTERNAL FLOOR AREA 1463 SQ FT 135.9 SQ METRES

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>86</b>
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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01432 278278

5 Bridge Street, Hereford, HR4 9DF

hereford@hunters.com

