

Tel: 01432 267213

FOR SALE

20 RIVERVIEW COURT
GWYNNE STREET
HEREFORDSHIRE



A LARGE LUXURY 3 BEDROOMED DUPLEX APARTMENT IN A SOUGHT-AFTER DEVELOPMENT OVERLOOKING THE RIVER WYE. ACCOMMODATION : MASTER BEDROOM WITH ENSUITE, BEDROOM 2 WITH ENSUITE, STUDY/BEDROOM 3, BATHROOM. FIRST FLOOR : WC, LARGE OPEN PLAN KITCHEN / DINING / LIVING ROOM WITH BALCONY, UTILITY ROOM. OUTSIDE : SECURE GATED PARKING

THE FEATURES OF THIS MAGNIFICENT APARTMENT INCLUDES : INTEGRATED MUSIC / SOUND SYSTEM, ZONED UNDERFLOOR HEATING WITH INDIVIDUAL THERMOSTATS, QUALITY FULLY FITTED GERMAN KITCHEN WITH WALL AND BASE UNITS BELOW GRANITE WORK SURFACE; INTEGRATED DISHWASHER, FRIDGE FREEZER, MIELE DOUBLE OVEN WITH MICROWAVE, WASHER/DRYER. INTERNAL OAK STAIRCASE WITH GLAZED PANELS AND SOLID OAK INTERNAL DOORS, LUTRON LIGHTING SYSTEM FOR MOOD LIGHTING. LARGE BALCONY WITH SOUTHERLY VIEWS OF THE RIVER WYE. SECURE GATED PARKING AND VIDEO ENTRY SYSTEM ONTO BOTH GWYNNE STREET AND BRIDGE STREET. VIEWING IS ESSENTIAL TO APPRECIATE THIS LOVELY APARTMENT...

ACCOMMODATION: 3 BEDROOMS, 2 RECEPTIONS,

GUIDE PRICE £349,950

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.

Apartment 20 is one of the largest and most prestigious apartment in the Development with the benefit of a balcony with 240 degree orientation, with south, south-east and west views. The duplex apartment is set out on two floors with the lower floor forming the bedrooms and shower room accommodation, and on the first floor is the sitting room, dining room, kitchen with access to the balcony.

The main features of the apartment are the large picture windows, built in entertainment system, "In-Toto design" 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 underfloor heating system. The apartment has English oak doors, brushed steel fittings, designer quality bathroom fittings, fitted carpets and fitted blinds and curtains. The internal oak staircase has tempered glass infill panels which are replicated on the balcony.

ACCOMMODATION

HALL 7'2" x 4'9" (2.2m x 1.45m)

Close carpeted, two spotlights and ceiling mounted smoke alarm.

STAIRS LOWER HALL 10'5" x 6'2" (3.2m x 1.9m)

Oak constructed Kyte staircase with glass ballustraded panels and ceiling mounted spotlights, smoke alarm and oak panelled door.

INNER BEDROOM HALL 8'8" x 6'2" (2.66m x 1.9m)

Close carpeted with built-in storage cupboard with sliding doors containing the vacuum system, storage and ceiling mounted bulkhead light.

BEDROOM 3 / STUDY 9' x 9'10" (2.75m x 3m)

Close carpeted room with two double glazed windows over-looking Gwynne Street with fitted blinds and three central spot lights.

BATHROOM 5'10" x 7' (1.8m x 2.15m)

Oak door, large ceramic floor tiles, electric heated towel rail, low level WC, inset pedestal wash hand basin, granite shelving and Gerebit WC. Insulated bath with mono-block stainless steel taps and fully tiled walls. Ceiling mounted speaker system and inset spotlighting. Wall mounted

mirror, halogen stainless steel spotlight and fresh air ventilation system.

BEDROOM 2 11'5" x 9'10" (3.5m x 3m)

Oak door into double bedroom suite incorporating a built-in wardrobe with sliding doors, two wall lights, two ceiling mounted flush speakers. A double glazed window to courtyard and a TV aerial socket, telephone socket and two stainless steel finished power sockets.

ENSUITE 10'9" x 4'7" (3.3m x 1.4m)

Ceramic floor and wall tiles, granite surfacing and Geberit WC and double shower with glass sliding shower doors. Wall mounted halogen spot light and mirror. Althea white pedestal wash hand basin with two sliding drawers below and wall mounted electric towel rail, and powder coated double glazed obscure window and ceiling mounted fresh air ventilation system and flush ceiling speaker and wall mounted media panel.

MASTER BEDROOM 11'9" x 15'8" (3.6m max x 4.8m)

With fitted wardrobe, flush ceiling speakers and inset spotlights (Lutron lighting) and one feature wall on which there is floral wallpaper and some wall mounted lighting. Fitted carpeting and wall mounted Grohe remote control shower controller and double glazed three pane window over-looking Gwynne Street.

ENSUITE 4'11" x 8'2" (1.5m x 2.5m)

Ceramic floor tiles, wall tiling, Geberit WC and free-standing pedestal sink unit by Althea with two drawers below. Obscure double glazed window to Gwynne Street, electric towel rail, fitted mirror with halogen light and ceiling mounted speaker.

FIRST FLOOR LANDING 12'10" x 5' (3.9m x 1.5m)

Oak door onto first floor common parts landing. Wall mounted video entry system, and intercom to the courtyard gate. Stainless steel power sockets, wall light and a HALL CUPBOARD 2'3" x 2'7" (0.7m x 0.8m). Large landing light suspended over the Kyte Staircase.

SEPARATE WC 5'4" x 3'9" (1.65m x 1.15m)

Oak door, ceramic floor tiles and walls with a granite shelf, Geberit WC, and an inset wash hand basin with mono-block tap and obscure glazed window and ceiling mounted air vent extraction system.

DINING ROOM 14'9" x 11'9" (4.5m x 3.6m)

With a full height six pane window with view south towards the River Wye and a generous dining area, pendant light over dining table, stainless steel power sockets and ceiling mounted speaker system. CUPBOARD 4'1" x 2'7" (1.25m x 0.81m)

SITTING ROOM 14'9" 16'8" (4.5m x 5.1m)

Close carpeted room with archway through to the dining room, wall mounted telephone sockets x 4, stainless steel power outlets, and wall mounted lighting. Lutron lighting system combined with the kitchen area.

BALCONY 14'9" x 3'7" (4.5max 1.1m)

With double glazed folding door onto Alwitra water-proof membrane roofing system and

weather-proof tiling. Glass ballustrading with galvanised handrails and two wall mounted halogen spot lights.

KITCHEN 9'10" x 11'9" (3m x 3.6m)

Ceramic floor tiles and fitted In-Toto Design cherry veneer kitchen with corner stainless steel sink, granite work surfaces and upstands. A granite breakfast bar, Miele appliances including a frost-free fridge freezer, an electric oven, a combination oven (inc Microwave) a five ring gas hob, dishwasher, eye-level wall cupboards and a separate granite covered sideboard with cupboard space below. Ceiling mounted spotlights and under lights. There is a double glazed window over looking the courtyard which also provides natural light to the kitchen.

LAUNDRY ROOM 4'8" x 4'11" (1.4m x 1.5m)

Ceramic floor tiles, fitted sideboard with plumbing for a washing/drying machine, wall mounted balanced flue gas fired combination boiler, fresh air ventilation system and wall mounted CAT 6 cabling hub.

FIXTURES & FITTINGS

Some of the light fittings and the curtains are available by separate negotiation.

CAR-PARKING

The apartment has one designated car-parking space but there is a second parking space available off Bridge Street by separate agreement for an annual charge. The apartment has a second car-parking space off Bridge Street, by separate agreement and payment.

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 on which the development is constructed.

COUNCIL TAX

Band F - currently 2013/14 £2198.08 per year payable to Herefordshire Council - 01432 260360.

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

The property is up-to-date with the latest heating system and insulation requirements of Building Regulations and double glazing, as the building was completed in 2008. Copy of EPC to be provided by the Agent.

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/May/2013.

Other Images



Floorplan

