

7 Union Court Hereford HR1 2BT Offers in Excess of £85,000

- Modern Duplex Apartment
- Roof top views
- Open-Plan Living, 1 Bedroom
- Door Entry-Phone System
- Electric Heating, Double-Glazing
- Close to city centre

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4 King Street Hereford HR4 9BW Tel: 01432 355455 Fax: 01432 266660 hereford@flintandcook.co.uk	37 High Street Bromyard HR7 4AE Tel: 01885 488166 Fax: 01885 488266 bromyard@flintandcook.co.uk	51 Broad Street Ross-on-Wye HR9 7DY Tel: 01989 562009 Fax: 01989 562446 rossonwye@flintandcook.co.uk	40 St James's Place London SW1A 1NS Tel: 020 7839 0888 Fax: 020 7839 0444 enquiries@thelondonoffice.co.uk
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7 Union Court Hereford HR1 2BT

A stunning Duplex Apartment approached via a gated entrance with door entry phone system in a modern constructed development within the City Centre of Hereford and having direct access to a range of amenities.

Union Court occupies the upper levels of a landmark commercial/residential development and the Apartment is designed for easy living having electric night storage heating, double-glazing, fitted kitchen and briefly comprises **entrance hall, open-plan living/kitchen area, 2 bedrooms, bathroom and balcony with roof top views towards Hereford City and All Saints Church.**

The property is more particularly described as follows:-

Ground Floor

Glass Canopy Porch

Door to

Entrance Hall

Door entry-phone system, smoke alarm, centre light and door to

Living Room

13'1" x 8'5" (3.99m x 2.6m)

Fitted carpet, electric night storage heater, TV aerial point, telephone point and patio doors to balcony.

Kitchen

7'7" x 5'2" (2.31m x 1.6m)

Fitted with a range of base and wall mounted units, work surfaces, tiled splashbacks, stainless steel sink unit (h&c), built-in electric oven, four-ring hob with extractor hood over, space for fridge/freezer, ceiling strip light and window to front.

A carpeted staircase leads from the entrance hall to the

First Floor

Landing

Smoke alarm, Airing Cupboard with space and plumbing for washing machine.

Bedroom

13'11" x 8'1" (4.24m x 2.5m)

Wall mounted electric heater, smoke alarm and window with views looking out over the City.

Bathroom

White suite comprising panelled bath with mixer tap and shower over, tiled surround with glass screen, wash hand basin, low flush WC, wall mounted electric fan heater, extractor fan, double-glazed window and door to storage cupboard.

Outside

There is a balcony area with views looking out over the City.

General Information

Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). The property has the benefit of electric night storage heating.

Outgoings

Council tax band B payable for 2015/16 - £1277.27. Water and drainage rates are payable. Quarterly Service Charge: £298.79.

Tenure & possession

Leasehold for a term of 125 years commencing December 2003. Vacant possession will be granted on completion.

Viewing

Strictly by appointment through the Agent, **Flint & Cook**, Hereford (01432) 355455.

Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Residential lettings & property management

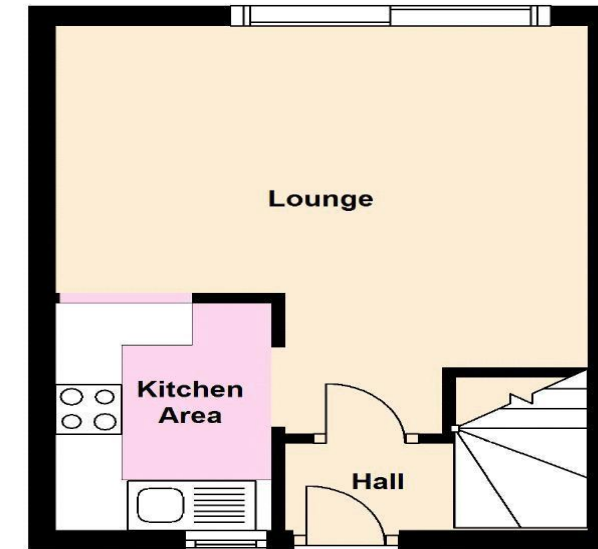
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

JRC FC000134 January 2017 (1)

Ground Floor



First Floor

