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Apartment 20 Deens Court, St Nicholas Street, Hereford, HR4 0AF

'A centrally located third floor purpose built retirement apartment which is in excellent decorative condition throughout and enjoys views across Herefordshire. The property also has the benefit of communal gardens and shared parking facilities.'

£150,000 (Leasehold)

Apartment 20 Deens Court, St Nicholas Street, Hereford, HR4 0AF

LOCATION

Deens Court comprises a development of retirement properties which are centrally located within the city's ring road. The property is in a position from which views can be enjoyed across Herefordshire and is accessible to Hereford's range of facilities and amenities including the central shopping area, The Cathedral and riverside walks. Hereford also has the benefit of a both bus and railway stations.

DESCRIPTION

Apartment 20 is located on the third floor of the Deens Court development and is approached through a controlled entry system on the ground floor with access to the third floor being via a staircase or lift. The property comprises a large entrance hall, two bedrooms, sitting room, kitchen/breakfast room and shower room. The property has the benefit of electric heating and double glazed windows. There is an alarm cord system which is connected to Hereford Community Care Alarm which has a facility of provide emergency assistance 24 hours a day. In more detail the accommodation comprises:

ON THE THIRD FLOOR:

Landing

With door to the self contained accommodation of Apartment 20 which comprises:

Entrance Vestibule

Approached via a glazed panel door and having coved ceiling and panel door to the:

Entrance Hall

With storage cupboard, night storage heater, coved ceiling, access hatch to loft space, airing cupboard, intercom phone system for the front door and doors to bedrooms, shower room, kitchen/breakfast room and the:

Sitting Room

4.17m (13'8) x 3.53m (11'7)

With double glazed windows to two aspects from which views can be enjoyed across Herefordshire countryside, electric fire with decorative surround, television point, coved ceiling.



Kitchen/Breakfast Room

4.14m (13'7) x 2.67m (8'9) (maximum)

With a double glazed window to the front with views across open countryside and fitted with a range of base cupboard and drawer units with working surfaces over, tiled surrounds and matching eye-level cabinets together with a one and a half bowl stainless steel sink drain unit. Integrated fridge, integrated freezer, integrated electric oven with hob over and cooker hood above, Dimplex electric heater, integrated washing machine, coved ceiling, pantry and vinyl flooring.



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Bedroom 1

3.53m (11'7) x 3.18m (10'5)

With double glazed windows to two aspects with views across Herefordshire, built in wardrobe, electric heater and coved ceiling.



Bedroom 2

3.51m (11'6) maximum x 2.49m (8'2)

With a double glazed window to the rear enjoying views across rooftops towards The Cathedral, built in wardrobe and coved ceiling.

Shower Room

With suite comprising shower cubicle with electric shower, low level wc, vanity wash basin, extractor fan, electric heater, coved ceiling, part tiled walls, light with shaver point and tiled flooring.



OUTSIDE:

Parking

There are communal car parking facility available.

Communal Garden

The apartment overlooks communal garden areas.

AGENTS NOTE

Deens Court is intended for use of people of retirement age and the individual properties are designed for their convenience. Occupation is limited to those who meet the requirement of 55 years except in the case of two joint occupiers where only one needs to meet the age requirement.

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SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

COUNCIL TAX BAND C

TENURE

The property is held on a 99 year lease which commenced in 1990 (subject to confirmation).

SERVICE CHARGES

It is understood that the service charge is £274 per quarter (subject to confirmation). The charge is in connection with the cost incurred for the scheme manager every Thursday morning, building insurance, maintenance of the structure and common areas, heating, lighting and cleaning of the communal areas, lift maintenance, the alarm call out system and funding for future expenditure, garden maintenance, window cleaning, use of communal day lounge and water charges.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From the centre of Hereford proceed along Broad Street and follow through into King Street. On entering St Nicholas Street, Deens Court will be identified on the left hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

17th May 2024

ID35712

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

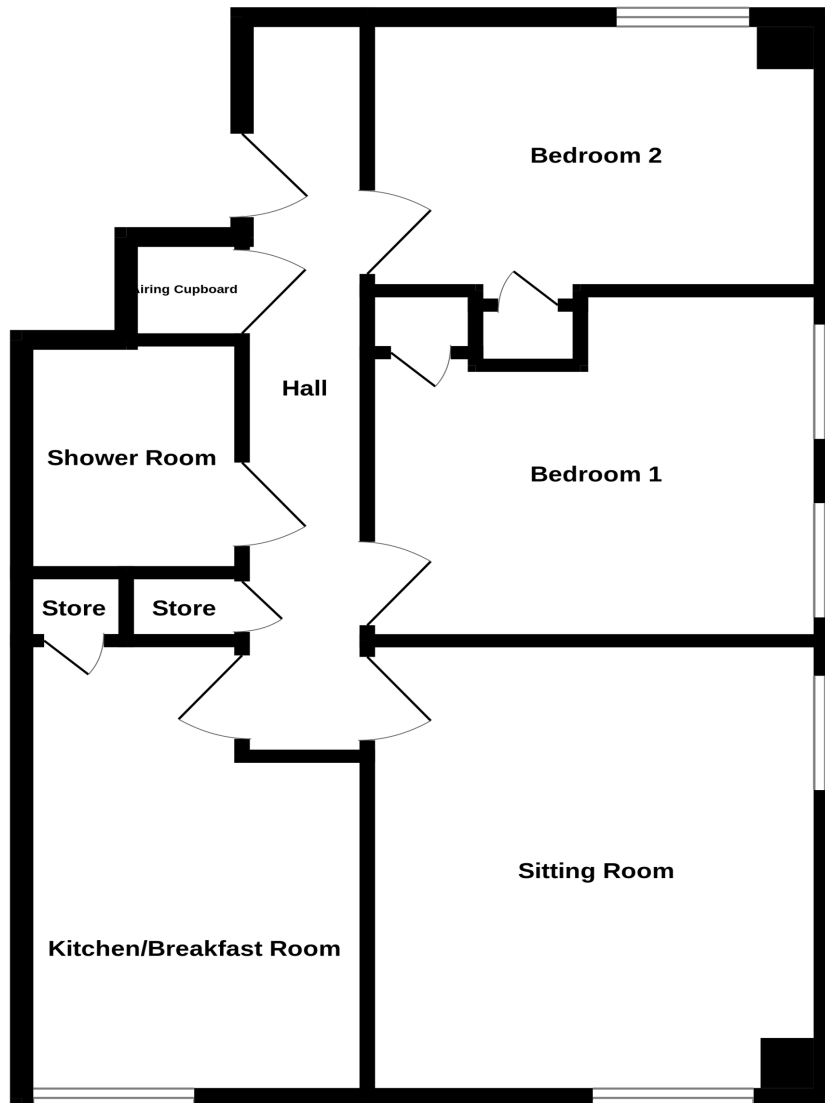
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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Ground Floor
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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