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### **Flat 16, Deens Court, St. Nicholas Street, Hereford, HR4 0AF**

*'Centrally located and near The Cathedral a purpose built third floor two bedroom retirement apartment which is comfortably appointed throughout. The property has the benefit of an allocated car parking space'*

**£142,500 (Leasehold)**

## Flat 16, Deens Court, St. Nicholas Street, Hereford, HR4 0AF

### LOCATION

Deens Court is located just within the old city walls and comprises a purpose built development of retirement apartments. Centrally located and lying within the ring road the property is accessible to Hereford's central facilities, The Cathedral and The River Wye with its amenity value. From the apartment an outlook is enjoyed to St Nicholas Church from the Sitting Room and from one bedroom across roof tops to Dinedor Hill in the distance.

### DESCRIPTION

The subject property is located on the third floor and has the benefit of both stairway and lift access through a controlled entry door. The apartment is comfortably appointed throughout and comprises hallway, a kitchen/breakfast room, living/dining room, two double bedrooms and a shower room. Windows are double glazed with some having additional double glazed units and there is an electric heating system. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

Double doors lead to the secure entrance vestibule with entry call system to each flat and door to the entrance hall giving access to the lift and stairs to the third floor.

#### Entrance Lobby Area

Accessed via a stairway or lift and with a landing to a corridor with windows overlooking old parts of the City to the Cathedral in the distance and with a door to THE SELF CONTAINED ACCOMMODATION OF APARTMENT 16:



#### Reception Hall

With access hatch to loft space, controlled entry system to the ground floor entrance, wooden hand rails, two Dimplex electric heaters, smoke alarm, emergency alarm pull cord, door to a low level cupboard and with a pair of doors to an AIRING CUPBOARD with insulated hot water cylinder. Doors opening to the bedrooms, shower room, kitchen and the:

#### Sitting/Dining Room

4.88m (16'0) x 3.66m (12')

With three double glazed windows, coved ceiling, raised power points, smoke alarm, feature marble fire surround and hearth with living flame electric fire, television point, Dimplex electric heater and emergency alarm pull cord.





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### Kitchen

2.74m (9'0) x 2.36m (7'9)

With a double glazed velux window enjoying the view across roof tops to All Saints Church in the distance. The kitchen is attractively appointed and has fitted base cupboard and drawer units with roll edged working surface over, brick effect tiled surrounds, a double eye level cupboard and with a composite Franke single drainer sink unit with mixer tap, Bosch four ring hob with cooker hood over, Bosch eye level double electric oven unit and fitted Siemens washing machine. Stainless steel light and power points.



### Bedroom 1

4.37m (14'4) x 3.05m (10')

With a double glazed velux window which enjoys a view across rooftops to Dinedor hill in the distance and with recessed full height single and double wardrobe units, and three double and two single low level cupboard units. Emergency alarm pull cord.



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### Bedroom 2

3.43m (11'3) x 3.35m (11')

With a velux roof light, double and single recess wardrobe cupboards with hanging rails and storage shelves and with a run of eaves drawer units. Emergency alarm pull cord, Dimplex electric heater, smoke alarm and part coved ceiling.



### Shower Room

With a shower cubicle having curved screen doors, shower boarded walls and pull down seat vanity wash basin with mixer tap, mirror and vanity light over, cupboards below and low level wc. Part tiled walls, double eye level cabinet, extractor unit, numerous grab bars, emergency alarm pull cord, vinyl flooring and coved ceiling.



### OUTSIDE:

#### Parking

The property has the benefit of an allocated car parking space.

#### Communal Facilities

There is a communal residents lounge, a tumble dryer and kitchen facility together with a garden/lawned area.

### TENURE

The property is held on a long leasehold basis for a term of 99 years from 1990 (subject to confirmation).

### SERVICE CHARGE & GROUND RENT

The agents are informed that the current quarterly service charge and ground rent is £527 per quarter (from 01.04.25 to 31.03.26) which is levied in respect of the cost incurred in funding the scheme manager, buildings insurance, maintenance of the structure and common areas, heating, lighting and cleaning of common areas, lift maintenance, the alarm call system, water rates and funding for future expenditure. We would advise prospective purchasers to confirm the service charge figures.

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### COUNCIL TAX BAND C

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE


Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### 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.


### VIEWING

Strictly by appointment through the agents, telephone Hereford [\(01432\) 272280](tel:01432272280) .

### DIRECTIONAL NOTE

From central Hereford proceed along Broad Street, follow through into King Street and upon entering St Nicholas Street access to the property is gained through an archway on the left hand side.

### FOR FURTHER INFORMATION

PLEASE CONTACT [Steven J. Thomas BSc \(Est Man\) FNAEA](tel:01432272280), Jenny Thomas or Antony Gough on Hereford [\(01432\) 272280](tel:01432272280) . For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**6th November 2025**

ID41609



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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	73 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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### FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

