



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



Flat 19 Chave Court, Chave Court Close, Hereford, HR4 9QG

Located just to the north of central Hereford next to Widemarsh common, a first floor two bedroom apartment with double glazed windows, electric heating and allocated car parking space.

£127,500 (Leasehold)

Flat 19 Chave Court, Chave Court Close, Hereford, HR4 9QG

LOCATION

Chave Court is located off Widemarsh common and about half a mile north of central Hereford. In the locality, there are a range of local amenities including the aforementioned common. The city centre is within easy reach and a further range of amenities are available on Holmer Road including the leisure centre. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

19 Chave Court is a first floor apartment which is approached off a shared landing and comprises entrance hall, sitting room, kitchen, two bedrooms and a bathroom. The property is double glazed, has numerous night storage heaters and the property has an allocated car parking space. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Communal entrance lobby shared with one other property and having a stairway to;

ON THE FIRST FLOOR:

Landing

With a door to the self contained accommodation of flat 19 which includes;

Entrance Hall

With smoke alarm and door to inner hallway with night storage heater, airing cupboard, entry phone system, access hatch to loft space and doors to bedrooms, sitting room, kitchen and bathroom.

Sitting Room

4.27m (14') x 3.58m (11'9) (maximum)

With rear aspect double glazed window, night storage heater, electric fire and TV point.

Kitchen

2.9m (9'6) x 2.11m (6'11)

With front aspect double glazed window, a range of units comprising stainless steel sink drainer unit, work surface with tiled splashbacks, base units under with matching wall units, integrated electric oven and hob with cooker hood over, plumbing and space for washing machine, space for upright fridge/freezer and vinyl flooring.



Bedroom 1

3.56m (11'8) x 3m (9'10)

With rear aspect double glazed window and night storage heater.

Flat 19 Chave Court, Chave Court Close, Hereford, HR4 9QG

Bedroom 2

2.77m (9'1) x 2.18m (7'2)

With front aspect double glazed window and wall mounted electric heater.



Bathroom

1.88m (6'2) x 1.78m (5'10)

With side aspect double glazed window, suite comprising panel enclosed bath with electric shower over, low flush WC, pedestal mounted wash hand basin, shaver point, partially tiled wall surround, wall mounted heater, extractor fan and vinyl flooring.



Garden

There are communal garden areas.

Parking

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

OUTSIDE:

COUNCIL TAX BAND A

Made payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

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.

Tenure & Service Charges

It is understood that the property is held on a 999 year lease, which commenced in 1988 (subject to confirmation).

It is understood that the current ground rent is a 'peppercorn' and that the current service charge is £145 per month (subject to confirmation).

Flat 19 Chave Court, Chave Court Close, Hereford, HR4 9QG

VIEWING

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

DIRECTIONAL NOTE

From central Hereford, proceed north along Edgar Street and at the roundabout take the first exit onto Newtown Road. Proceed along Newtown Road and at the roundabout take the first left into Grandstand Road. Take the left hand turn following the common and then turn right to proceed through the archway to Chave Court.

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, www.onthemarket.com or www.guildproperty.co.uk.

30th January 2026

ID42091

Flat 19 Chave Court, Chave Court Close, Hereford, HR4 9QG

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	70 C	77 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:

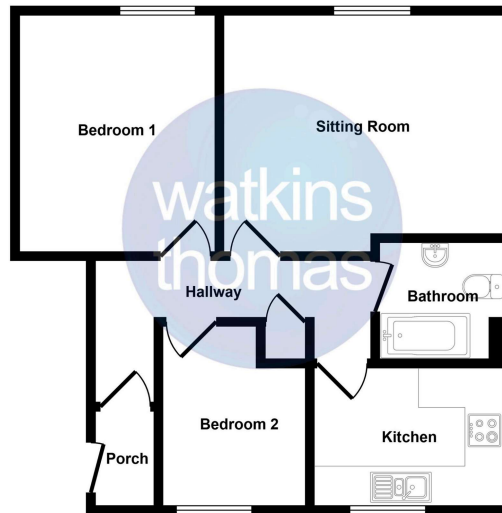
- the average energy rating is D
- the average energy score is 60

Flat 19 Chave Court, Chave Court Close, Hereford, HR4 9QG

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.

Approx Gross Internal Area
51 sq m / 550 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.