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25 River View Court, Gwynne Street, Hereford, HR4 9DP

In an enviable central location near to the River Wye, the city centre and the Cathedral, a fourth floor one bedroom apartment which has been completed to a high specification with views across the River Wye and Herefordshire. The property also has the added benefit of an allocated parking space.

£190,000 (Leasehold)

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LOCATION

River View Court development is centrally located close to the River Wye and the Cathedral. Central Hereford is within easy reach and offers a wide range of shopping, leisure and recreational facilities and both bus and railway stations.

DESCRIPTION

River View Court is an established city centre redevelopment of luxury apartments with parking facilities. There is a controlled video entry system and stairway/lift access to all floors. Apartment 25 enjoys a superb position with views across the River Wye and surrounding countryside. The property has the added benefit of underfloor heating throughout and an internal speaker system. The accommodation comprises entrance hall, sitting room, kitchen/dining room, bedroom and ensuite shower room. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Communal entrance door from the car park gives access to the entrance hall with stairs and lift to all floors. On the fourth floor landing there is a door to apartment 25.

Entrance Hall

With storage cupboard, intercom phone system for the entrance hall, inset spotlights, door to the bedroom and sitting room.

Sitting Room

3.94m (12'11) (maximum) x 3.63m (11'11)

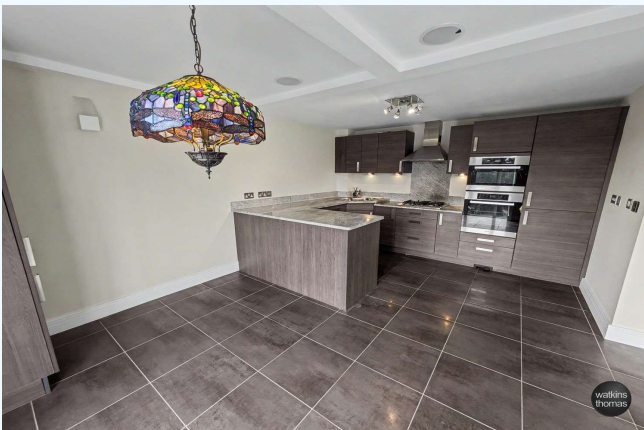
With inset spotlights, two wall lights, TV point, access to the kitchen and rear aspect double glazed door giving access to the balcony which has views across the River Wye and Herefordshire countryside.



Kitchen/Dining Room

4.78m (15'8) x 3.45m (11'4)

With a range of units comprising one and a half bowl sink drainer unit, work surface, integrated fridge/freezer, integrated double electric oven, integrated gas hob with cooker hood over, integrated dishwasher, plumbing and space for washing machine, tiled flooring, gas central heating boiler and double glazed window with views across the River Wye and Herefordshire countryside.



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Bedroom

4.09m (13'5) (maximum) x 3.78m (12'5) (to the wardrobe)
Irregular shaped room with double glazed window overlooking the car park, built in double wardrobe with sliding doors, inset spotlights, two wall lights and door to the shower room.



Shower Room

With double glazed window, shower cubicle, thermostatically controlled shower, low flush WC, vanity wash hand basin, shaver point, fully tiled wall surround, extractor fan and electric towel rail.



OUTSIDE:

There is an allocated parking space a short distance away from the front door. The parking area is gated and accessible to residents only.

TENURE & SERVICE CHARGE:

The property is leasehold. There is a 999 year lease which commenced on 13 November 2008. The lease remaining is 982 years.

The service charge is £146.38 per calendar month.

COUNCIL TAX BAND C

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, gas, 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.

29 September 2026

ID42455

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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 B. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	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.

