



£215,000 Monthly

VICTORIA COURT, HEREFORD

Apartment | 2 Bedrooms | 1 Bathroom

07725 138369



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# Step Inside

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## Key Features

- PENTHOUSE APARTMENT  
WITH PARKING
- WELL PRESENTED  
THROUGHOUT
- CITY CENTER LOCATION
- NO ONWARD CHAIN

## Property Description

A superb penthouse apartment in a prime location within an easy, short walk to Hereford city centre. Victoria Court is a well-kept development converted from the historic Victorian eye hospital and offers local amenities on the doorstep. The train station and other public transport hubs are within a short walk. The property benefits from 2 double bedrooms, an open plan living space and a very large private balcony. The whole apartment also benefits from underfloor heating and an integrated sound system throughout the property.

## Main Particulars

A superb penthouse apartment in a prime location within an easy, short walk to Hereford city centre. Victoria Court is a well-kept development, part of which has been converted from the historic Victorian eye hospital and offers local amenities on the doorstep. The train station and other public transport hubs are within a short walk. The property benefits from 2 double bedrooms, an open plan living space and a very large private balcony. The apartment also benefits from underfloor heating, video control remote access and an integrated sound system throughout the property.

The property is sold with no onward chain.

ENTRANCE HALL - OPEN PLAN KITCHEN, DINER AND LIVING ROOM - 2 DOUBLE BEDROOMS - FAMILY BATHROOM - LARGE BALCONY - ALLOCATED OFF ROAD PARKING

### The Property

Entrance hall – fitted with a large storage cupboard and a boiler cupboard

Kitchen – the kitchen is well fitted with ample base and wall units and finished with granite worktops. There are integrated appliances; a gas hob, electric oven, microwave, fridge and separate freezer and a freestanding washing machine and dishwasher.

Open plan living, dining – a light and spacious area with ample space for a dining area and living area. There is the added benefit of an electric fire, finished by a granite hearth and remote controlled and double doors to the large balcony area.

Bedroom 1 – a double room with front aspect.

Bedroom 2 – a further double room with rear aspect.

Bathroom – well fitted with a jacuzzi bath and shower over. The fully tiled walls, floor and large mirrored wall cabinet add to the luxurious feel.

### Outside

The large balcony follows the entire length of the property and adds a private outdoor space that is surrounded by mature trees.

The property benefits from an allocated parking space for 1 vehicle and there are also 2 guest spaces available

Agents Note:

Mains gas central heating (with underfloor heating), mains water & electricity, superfast fibre broadband available.

Council Tax band C, Herefordshire Council.

EPC rating C.

Leasehold Property - 980 years remaining.

Management fee - £109 per month.

NOTE: These particulars are intended only as a guide to prospective Tenants to enable them to decide whether to make further enquiries, they are otherwise not intended to be relied upon in any way and neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Landlords are to be or become under any liability or claim in respect of their contents. Any prospective Tenant must satisfy themselves by inspection as to the correctness of the particulars contained.







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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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