

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



10 Nightingale Way Hereford HR1 2NQ

£210,000

- Popular residential location
- Duplex apartment
- 2/3 Bedrooms (master with en-suite)
- Close to City centre
- Allocated parking
- Must be viewed!

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10 Nightingale Way Hereford Herefordshire HR1 2NQ

Peacefully situated just a short walk from the City centre and the banks of the River Wye, a spacious 2/3 bedroom duplex apartment.

The property has the added benefit of allocated parking, gas central heating, double glazing and would be ideal for a first time buyer/investor.

Hereford City centre is within easy walking distance and there are a number of popular amenities including Hereford Cathedral, riverside walks, Hereford leisure pool, shops and restaurants.

In more detail, the property comprises:-

Ground floor

Front entrance door leading into the

Entrance Hallway

With mat-well, smoke alarm, coat hanging storage, fitted carpet and carpeted staircase leading to the first floor.

First floor

Landing

Fitted carpet, radiator, smoke alarm, airing cupboard with hot water cylinder and fuseboard and doors to

Bedroom 3/Office

Radiator, double glazed window to the front aspect

and built-in wardrobes with hanging rail and fitted shelving.

Cloakroom

With low flush WC, pedestal wash hand-basin, cupboard housing the gas central heating boiler with storage below, central heating controls, radiator, vinyl flooring, opaque double glazed window to the front aspect, extractor and recessed spotlighting.

Kitchen

Matching wall and base units, ample worksurfaces, 1½ bowl stainless steel sink and drainer, gas hob and electric oven with extractor over, integrated fridge/freezer, under-counter space for washing machine, double glazed window to the side aspect, recessed spotlighting, radiator, tiled flooring.

Living Room

Fitted carpet, 2 radiators, double glazed bay window and separate double glazed window to the rear aspect, electric fireplace.

Second floor landing

Fitted carpet, smoke alarm and doors to

Bedroom 1

Fitted carpet, radiator, double glazed window to the rear aspect, a range of fitted wardrobes and



cupboards and door to the **En-suite Shower Room** with corner shower cubicle with mains fitment shower over, pedestal wash hand-basin, low flush WC, panelled surround, heated towel rail, extractor, recessed spotlighting, shaver point.

Bedroom 2

Fitted carpet, radiator, double glazed window to the front aspect and mirrored storage cabinet with hanging rail, loft hatch.

Bathroom

Suite comprising panelled bath with mains fitment shower over, pedestal wash hand-basin, low flush WC, heated towel rail, opaque double glazed window, recessed spotlighting and extractor.



What3words - exact.libraries.fend

Viewing

Strictly by appointment through the Agent, **Flint & Cook**, Hereford (01432) 355455.

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 2.00 pm

DR FC008673 November 2023 (1)



Outside

There are 2 allocated parking spaces located a short walk from the property.

General information

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band C - payable 2023/24 £1957.66
Water and drainage - metered supply.

Tenure & possession

Leasehold with 129 years remaining. Service charge £58.74 per calendar month. Ground rent payable every 6 months £62.50 – vacant possession on completion.

Directions

Proceed east out of Hereford City along Blueschool Street which continues into Bath Street and St Owen Street. Just before reaching Ledbury Road, turn right into St James Road and at the T-junction turn left into Green Street and immediately right into Nelson Street and after approximately 300 yards turn left into Nightingale Way and the property is situated in the far left hand corner.