



1 River View Court Bridge Street  
, Hereford, Herefordshire, HR4 9BQ

**jackson**  
property

# £350,000

## Executive Two Bedroom Apartment in the Heart of Hereford City | Gated River View Apartment Development with Unprecedented Views of Hereford Cathedral | Contemporary Fittings with Glass Fronted Covered Balcony | Converted Chapel with Character Features | Open Plan Living | Lift Access | Parking Space | Sold with No Onward Chain

### Situation

Riverview Court is delightfully situated close to Hereford Cathedral and enjoys fine views over the river Wye and Hereford Cathedral. The building was converted in 2003 and retains the character features. It is just a short walk from both the city centre amenities including the new and vibrant Old Market development of shopping and leisure facilities, with opposite, lovely walks through King George V playing fields and along the banks of the river towards Breinton. The recently upgraded HALO leisure pool, gym and tennis courts are nearby and just a short walk to the Courtyard Theatre, make this property appealing also as a second home/holiday apartment and is an ideal 'lock and leave' with its secure electronically operated gated parking.

### Description

This executive apartment forms part of the former chapel converted into 4 apartments. This part of the building retains its unique character features with stunning views of the impressive Hereford Cathedral. The main entrance hall into the building provides access to the lift and stairs, each apartment has its own floor with the lift stopping on each floor.

The development is gated and has a true sense of community with an active management company providing a safe environment for its residence. There is one allocated parking space.

Number 1 River View Court is located on the first floor over the garages with an open plan living space, two bedrooms and two bathrooms all finished to a high specification.

The entrance hall provides a welcoming space with video intercom and doors leading to the bedrooms and remarkable open plan living area with floor to ceiling windows along the far end wall. The current owners have the living space laid the room out into a comfortable lounge area focusing around the solid fuel stove, a study area enjoying the views of the cathedral, a social dining space and luxurious kitchen with central island and

matching built in breakfast table with granite top. The kitchen is fitted with granite worktops, Miele appliances including double oven, hob, fridge freezer and dishwasher. The French doors open onto the glass fronted covered balcony which boasts unprecedented views of the Hereford Cathedral with plenty of room for outside dining set.

The main bedroom is accessed off the entrance hall with dual aspect views with original feature windows finished with secondary glazing. There is space for a super-king bed and are two built in wardrobes with contemporary sliding doors and modern en-suite shower room fitted to a high spec.

The inner hallway provides access to a utility cupboard with plumbing for washing machine and storage, along with doors to bedroom 2 and family bathroom. Bedroom 2 is also large enough to fit a super-king bed and boasts a fitted wardrobe. The modern family bathroom is fitted with WC, sink and bath with dual shower head over.

### Services

All mains services are connected.  
Herefordshire council tax band D.  
The apartment benefits from a built in entertainment system with zonal functions.

### Lease Details

The property is sold with a share of the freehold. The lease length is 999 years from 2003.  
The service charge is 1050.49 per half year.

### Viewings

Strictly by appointment. Please contact the agents on 01432 344779.

Viewings to be conducted under our viewings policies, copies of which can be found on [www.bill-jackson.co.uk](http://www.bill-jackson.co.uk)

### Jackson Property

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without

responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

### Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.



To arrange a viewing please contact us on t. 01432 344 779  
[hereford@bill-jackson.co.uk](mailto:hereford@bill-jackson.co.uk) | [www.bil-jackson.co.uk](http://www.bil-jackson.co.uk)

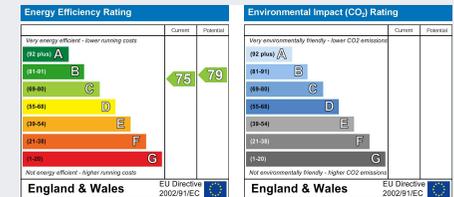
**Ground Floor**  
Approx. 122.2 sq. metres (1315.1 sq. feet)



Total area: approx. 122.2 sq. metres (1315.1 sq. feet)

These Plans are for Identification and Reference Only.  
Plan produced using PlanUp.

**1 Riverview, Hereford**



**jackson**  
property

Address: 45 Bridge Street  
Hereford  
HR4 9DG

Tel: 01432 344 779  
Email: hereford@bill-jackson.com  
Web: www.bill-jackson.com

JACKSON PROPERTY for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

