Trivett Hicks

78 Regent Gardens, Hereford, HR1 1EZ

Asking Price £105,000

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Trivett Hicks is pleased to offer this one bedroom first floor apartment, which is close to the amenities of the city of Hereford. The accommodation comprises in more detail, entrance porch, stairs to the first floor, living/dining room, fitted kitchen/breakfast room, bedroom and re-fitted shower room with large double shower cubical housing electric shower.

The property has electric storage heating, outside there is an allocated parking space to the rear, small external cupboard to the one side of the property housing meters and offering storage space.

FULL DETAILS

ENTRANCE HALL
Stairs to the first floor.

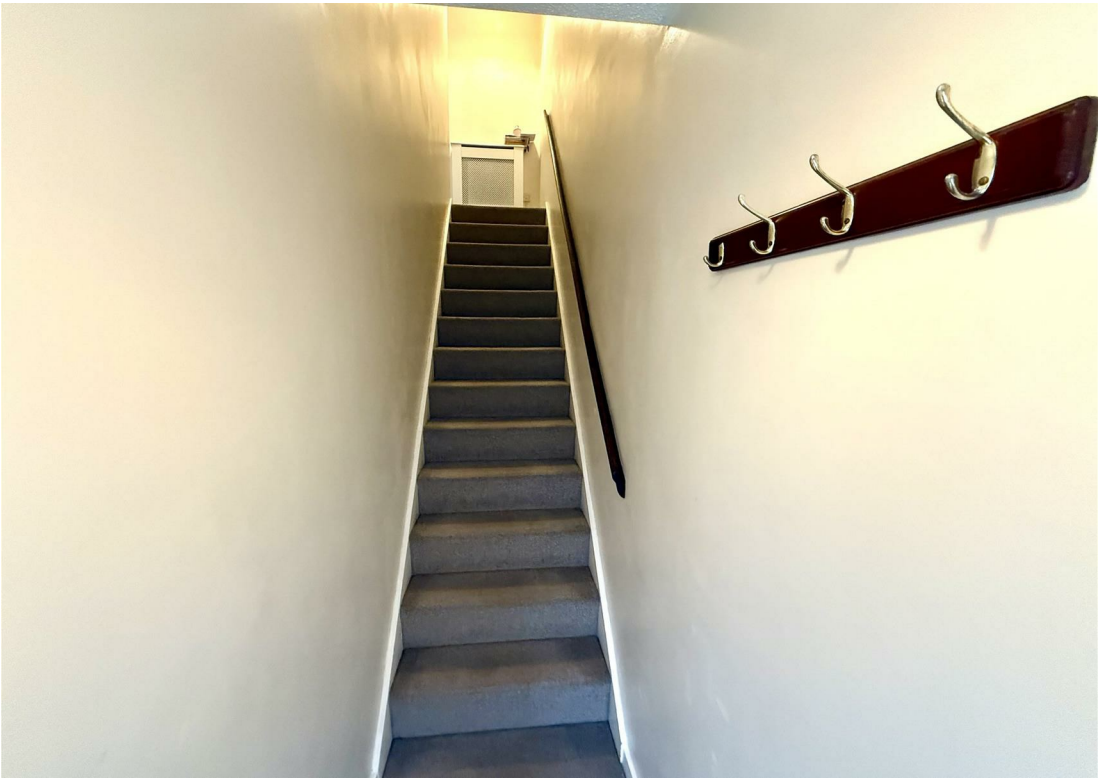
LANDING
Electric storage heater, power point, access to the roof space, fitted airing cupboard, additional storage cupboard, door to:

LIVING ROOM/DINER 14'7" max x 10'3" (4.46m max x 3.14m)
Secondary glazed leaded window to the rear aspect, electric storage heater, TV points and power points, door to:

FITTED KITCHEN/BREAKFAST ROOM 10'7" max x 9'10" max (3.23m max x 3.01m max)
Fitted with a matching range of base units with worktop space over, stainless steel sink unit with tiled splashbacks, extractor fan, space for fridge/freezer, plumbing for automatic washing machine, space for cooker, secondary glazed window to the front aspect, electric storage heater, power points and ceiling spotlights.

BEDROOM 12'4" x 9'0" (3.78m x 2.75m)
Secondary glazed leaded window to the rear aspect, electric storage heater and power points.

SHOWER ROOM
Fitted with three piece suite comprising shower enclosure with fitted Triton electric shower and glass screen, pedestal wash hand basin with tiled splashbacks, low-level WC, heated chrome towel rail, extractor fan and obscure secondary glazed leaded window to the front aspect.



COUNCIL TAX
Council Tax band A £1704.29 2026/2027 (A reduction may be applicable for single occupancy).

DIRECTIONS
From Hereford city proceed along Commercial Road and shortly after going over the railway bridge turn left into Barrs Court Road. Follow this road to the mini-roundabout, taking the second exit into Kingsway. Continue on Kingsway taking your first turning left into Regent Gardens, continue on this road almost to the very end. The property will be found almost straight in front of you as designated by the agents For Sale board.

TO VIEW
Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

TENURE
Leasehold
Lease has 964 years remaining TBV. There is a maintenance charge payable per calendar month approximately £40 subject to change.

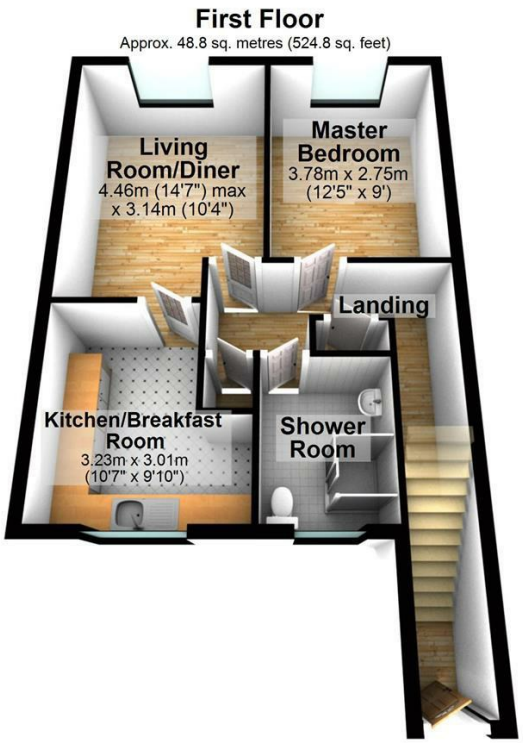
LOCAL AUTHORITY
Herefordshire Council Tel: 01432 260000.

MONEY LAUNDERING REGULATIONS
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

AGENTS NOTE
The vendor of the property is related to an employee of Trivett Hicks Estate Agents.

N.B
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.

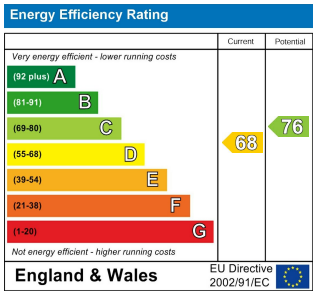
Floor Plan



Total area: approx. 48.8 sq. metres (524.8 sq. feet)

Area Map

Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Hereford
T 01432 274300
E hereford@**trivett-hicks.com**
10 St. Peters Street
Hereford
HR1 2LE

Directors
Jason Hicks MNAEA
Jeremy Trivett

TrivettHicks Ltd **Registered Office**
SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

Ross-on-Wye
T 01989 768666 **F** 01989 764185
E ross@**trivett-hicks.com**
53 Broad Street
Ross-on-Wye
HR9 7DY