



5 BARTON WEST
Barton Road HR4 0AU



**5 Barton West
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A two-bedroom apartment, in one of the city's most prestigious developments, with far reaching southerly views across the city to countryside beyond.

Guide Price £329,500

Situation and Description

Barton West is an impressive and highly sought-after development of two-bedroom apartments, which form part of a well-established area in the lovely cathedral city of Hereford. Its prominent position is within easy reach of the city's facilities, and the elevated site enjoys far reaching views across the River Wye to countryside beyond.

The apartments were constructed in 2004 by IE Developments to the highest of standards. Features include secure gated access with video-controlled entry, a built-in lift, high quality kitchens and bathrooms, as well as double glazing and an electronic central heating system. The development's gardens surround the building and include ample parking as well as individual garages for each apartment. No. 5 has its own large balcony, making the most of the southerly outlook and views. The whole of Barton West is within a short walk of Sainsburys supermarket, Hereford cathedral and all the facilities within the city centre. The River Wye is also close by and gives access to some lovely riverside and countryside walks.

In brief, this lovely apartment has an entrance lobby with built in cupboard and doors leading into a reception hall, with utility cupboard which has space and plumbing for a washing machine. A separate built-in cupboard houses the electric central heating boiler. There is then access into a large open-plan living room/ dining room and kitchen area full of light and space with direct access to the balcony. The kitchen is fully fitted and offers plenty of cupboard space and includes a Siemens 4-ring induction hob with extractor over, a Bosch double oven, built in fridge and freezer and a Bosch dishwasher.

From the entrance hall a master bedroom has a triple wardrobe with mirrored sliding doors, direct access to the balcony, and access to a well-appointed en suite shower room with all the

usual fittings. The second bedroom also enjoys a lovely outlook and again has a fitted wardrobe and is supported by an adjoining well fitted bathroom.

Outside

The apartments are well situated in their own generous plot and are approached through electric gates to a parking and turning area. Each apartment has its own private garage with remote controlled door, power and lighting (16 x 7'6). There are then attractive communal gardens which are well tended and include lawned areas with various shrubs and trees.

Services and considerations

Mains electricity, water and drainage

Electric fired central heating

Service charge: £101.65 per month for all external care

(ie: gardening, gate maintenance, insurance, cleaning and maintenance of communal areas)

Leasehold with share of Freehold - Remainder of the 999-year original lease which commenced 1/7/2003. The owner of the property will also own a share of the freehold of the site.

Council Tax Band C

EPC B 82/83

Mobile Phone Coverage 4G

Broadband BT landline connection or uses a mobile hub

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Prospective purchasers: Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.



Open Plan Living Room/ Dining Room/ Kitchen





Two Bedrooms/ En Suite and Bathroom



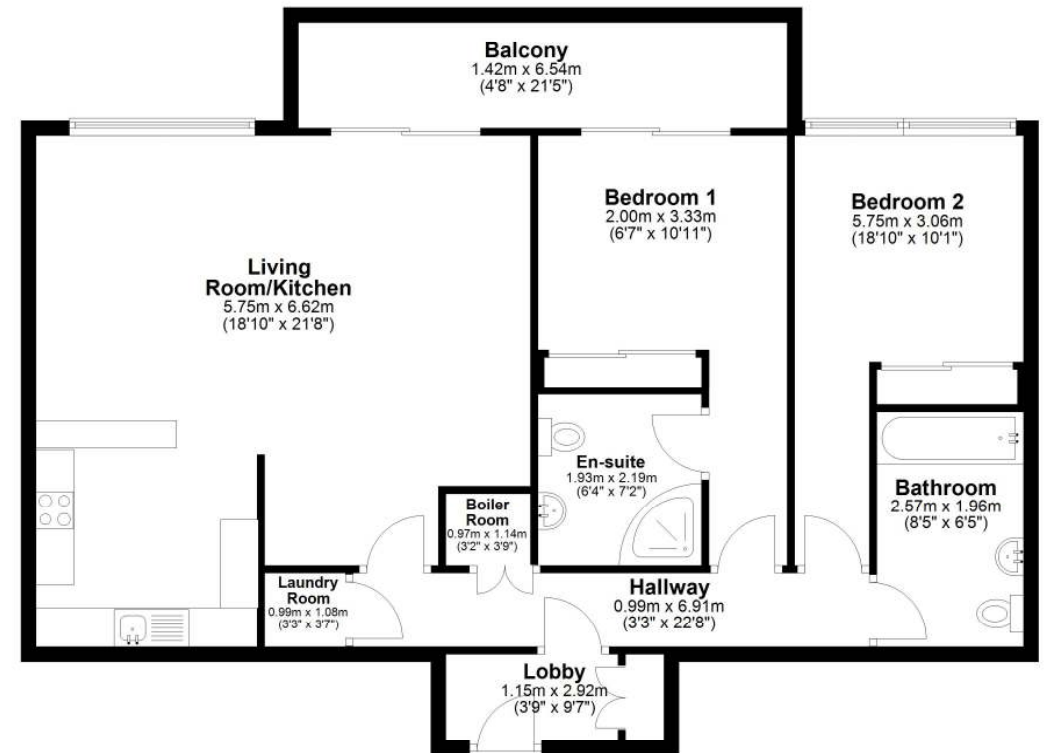
Directions

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From Hereford city, proceed straight across at the traffic lights from St Nicholas Street into Barton Road. Continue for approximately 500 yards and the property will be found on the left-hand side.



Apartment 5



Total area: approx. 101.1 sq. metres (1088.1 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.



In one of the city's most prestigious developments

