

FLAT 2 HOLM HOUSE

Hereford HR1 1WE



Flat 2 Holm House
Hafod Park
Hafod Road
Hereford
HR1 1WE







An outstanding ground floor apartment, beautifully equipped throughout and forming part of a very select development in a highly sought after part of the city.

Guide Price £395,000

Situation and Description
Hafod Park lies in a highly desirable and well-established part of the city and therefore enjoys easy access to the city centre and all that it has to offer. Hereford lies in the beautiful Wye Valley and provides an extensive range of facilities with high street shops, eateries, cafes, a multi-plex cinema, theatre, leisure clubs and much more.

Constructed in 2018 to an exacting standard, by award winning developers I.E. Developments, Hafod Park is a bespoke development of luxury apartments which are ideal for retirement. No.2 is situated on the ground floor and has its own private wrap around garden and is beautifully appointed throughout, with benefits including mains gas fired central heating, full double glazing, an air circulation system and much more.

On arrival, an electronic keypad allows secure entry to a communal hallway with a front door then leading into this beautiful apartment. A reception hall connects all the rooms and has a video entry system for the main front door and a large built-in double cupboard, which provides plenty of storage space as well as space and plumbing for an automatic washing machine.

At the front of the apartment the main living space is light and bright with plenty of windows with fitted blinds and a sliding glazed door to a small patio area. The living space is comfortable and well equipped and opens into the kitchen and dining space which has an excellent range of modern cupboards and drawers as well as a central workstation. Incorporated within the kitchen are a range of integrated Siemens appliances, including a dishwasher, double oven, induction hob, extractor and fridge and freezer, as well as a wall mounted gas fired boiler.

At the rear of the apartment there are two double bedrooms, including a spacious and light master suite with en-suite shower room, direct access to the gardens and plenty of built in wardrobes along one wall. Bedroom two also has a built-in wardrobe and is supported by a well-equipped bathroom.

Outside
The development is approached from Hafod Road by its own driveway which leads to a large parking and turning area, with two spaces allocated to the property. There are communal gardens to the front and side, as well as an enclosed wraparound private garden which is laid to lawn, with a patio and garden store and a real bonus in our view and further enhances this lovely property.

Services and Considerations
All mains' services are connected
The property is on a 999-year lease, but we understand the residents own a share of the freehold.
Council Tax Band D
EPC Rating B 85/85
Maintenance charge approximately £100.00 per month
No pets are allowed
Broadband https://checker.ofcom.org.uk/
Mobile Phone Coverage https://checker.ofcom.org.uk/

Please note there is a right of way over the garden from time to time to access a service cabinet for the development.

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.

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

If you need help with or are unsure about any of the information contained in these details, please let us know.







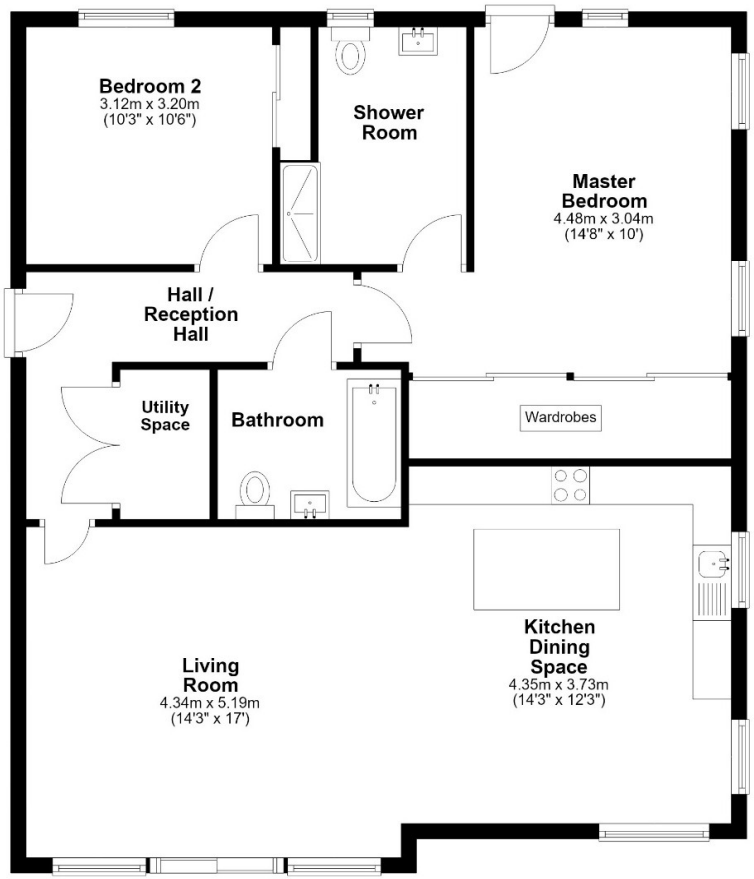


Light master suite with en-suite shower room and double bedroom with supporting bathroom



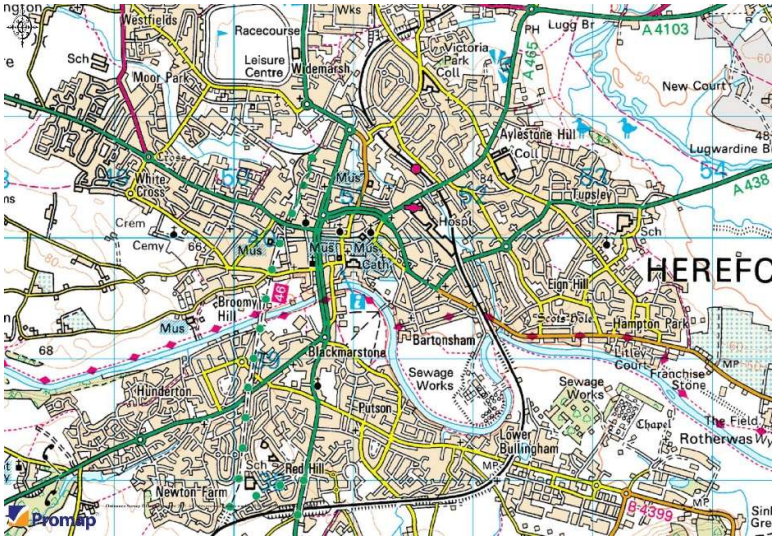


Ground Floor



Total area: approx. 97.4 sq. metres (1048.2 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.



Directions

What Three Words///comb.solid.sand

From the centre of Hereford take the A438 towards Ledbury and continue for about 1 mile, passing under the railway bridge, before passing Tesco Express on the right-hand side. At the next roundabout take the third exit onto Hafod Road and proceed to the brow of the hill, where Hafod Park will be found on the left-hand side.





Brookes Bliss

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