



11 Bank View Southbank Road
, Hereford, Herefordshire, HR1 2TE

jackson
property

Offers Over £235,000

**** PENTHOUSE APARTMENT WITH LIFT * SOLD WITH NO CHAIN ****

Luxury 2 Bedroom Apartment | Top Floor with Lift Access | Stunning views over Hereford City | Located in the heart of Hereford Close to Amenities and Hospital | Allocated Parking

Situation

Southbank Close is located just north of the city centre in the sought after position of Aylestone Hill, within easy walking distance to Aylestone School and nearby Art College, Sixth Form and College of Technology and less than 1 mile to the city centre, the hospital and Hereford railway station with connections to Worcester and London. Close by is a variety of shops and amenities including local supermarket and public houses.

Description

Accessed from a private hall into the hallway, a door leads into the open plan kitchen, dining and living room with wonderful views across the city and towards the Black Mountains. The living area has an electric fireplace and the kitchen is fitted with a range of matching base and wall units, integrated fridge-freezer and dishwasher, built-in eye level double oven and worktop 4-ring gas hob with extractor hood over. There is a handy utility room offering ideal storage space with fitted wall units and space for a washing machine.

Bedroom one is a double room with built-in double wardrobe and its own en-suite with shower cubicle. This room is also complemented by French doors leading onto a Juliette Balcony, Bedroom two also has access out to a Juliette balcony and comes with built-in double wardrobes for storage. The bathroom is fitted with a three piece suite offering a free standing bath tub.

Outside the property are bin store areas and visitor parking. There is one allocated parking space for the apartment.

Agents Notes

This property is Leasehold with a 999 year lease and 986 years remaining.

The service charge is £120 per calendar month.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

Directions

Proceed North out of Hereford City Centre, passing the turning for the hospital. Around 100 yards up Aylestone Hill, turn right onto Bodenham Road, then left onto Southbank Road. Bank View is located at the end of a private road with gated access to the parking.

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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.

Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete

a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment.

All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled.

A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment.

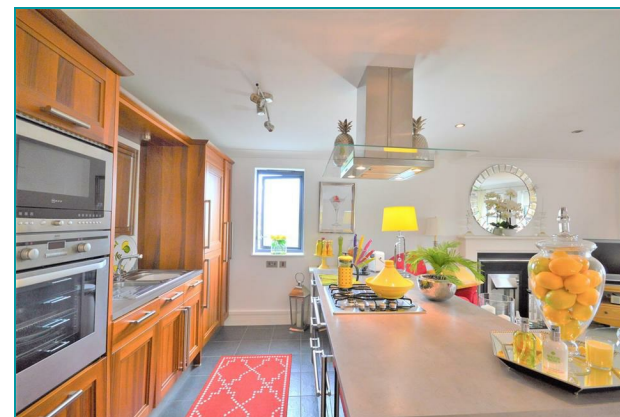
Appointments will take place swiftly and any discussions will be held outside the property.

You will be asked to take your PPE away with you for safe disposal.

You will be contacted the following day to discuss the next steps.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>

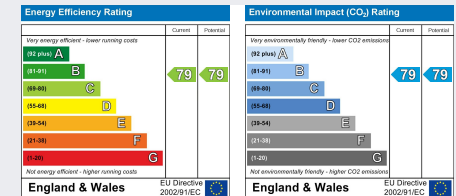


To arrange a viewing please contact us on t. 01432 344 779

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FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

Ground Floor



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property

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