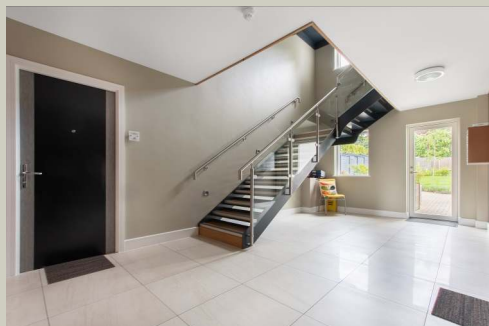




COPPER TREES
Hereford HR1 2UG



Apartment 6, Copper Trees
Bodenham Road
Herefordshire
HR1 2UG



Convenient for facilities
and services and
offering stylish living



An exceptional one-bedroom apartment, in an exclusive gated development, within easy walking distance of the city centre.

Guide Price £245,000

Situation and Description

This very exclusive development is part of a sought after and long-established residential area, only minutes from the centre of the cathedral city of Hereford. There are an extensive range of facilities and services close by with a choice of shops, a city hospital and the main line train station, to name but a few. Ideal for a single person or couple, these attractive apartments were built to an exacting standard by an award-winning local developer, aptly named Perfection Homes. Ideal as a lock and go, or for retirement, they are designed for low maintenance living and viewing is strongly recommended.

On arrival automatic electric gates lead, with video entry system, lead to a parking area with a single allocated space for each apartment as well as visitor parking. An electronic front door leads into a generous communal hallway, with landings above, and plenty of light and space. A lift, or staircase, gives access to the first floor and to Apartment 6.

A front door leads into a reception hall with high ceiling, crystal chandelier and double doors to a large built-in cupboard, which offers plenty of storage space, and plumbing for a washing machine. The kitchen area has been well designed and features a German Nolte kitchen with a range of appliances including induction hob and integrated oven, dishwasher, fridge freezer, and a range of fitted cupboards and drawers. From the sitting room area, windows allow plenty of light into the room and overlook the rear gardens with French style doors onto a balcony. A good-sized double bedroom lies at the front with two large, double-glazed windows and full height wardrobes to one wall providing plenty of storage space.

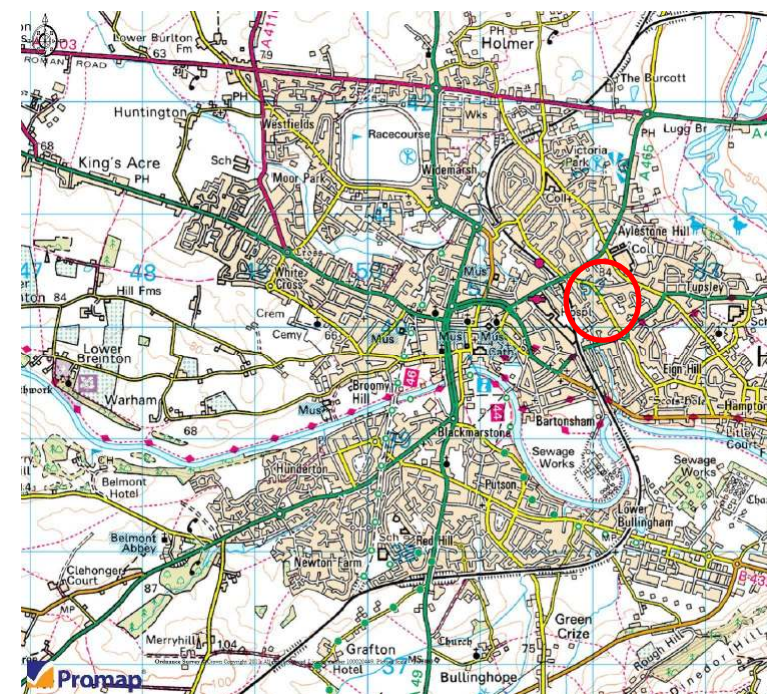
There is a luxury shower room with wall hung sink and WC, ladder radiator and Mira power shower. Other features include individual room thermostats, dimmable lighting, a home entertainment system, fitted carpets or hard flooring and fitted curtains.

Outside

The gardens and grounds have been landscaped and include external pathways and lighting, storage pods, a drying area, and sun terrace, all enclosed by close boarded fencing.

Services and Considerations Mains electricity, mains water, mains drainage, mains gas. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band A: £1285.00 EPC B. Tenure: Leasehold on a 999-year lease, started in 2017. NHBC guarantee with 6 years remaining. **Service Charge:** An annual service charge covers cleaning of the communal areas, gardening, communal lighting, building insurance etc and is currently £1200.00. No pets allowed.

Directions - From Hereford city centre take the A465 signposted towards Worcester. Continue along commercial Road passing the railway station on the left-hand side and at the bottom of Aylestone Hill turn right into Southbank Road, before bearing right again into Bodenham Road. Copper Trees will then be found on the left-hand side.





Light and airy accommodation

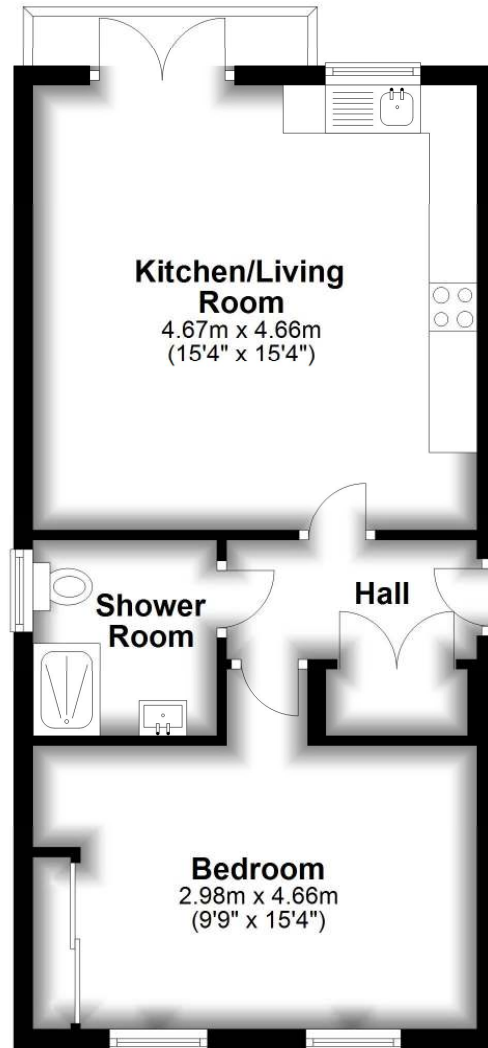




Good size bedroom and stylish shower room



Apt 6 - First Floor Side



Floorplans are for guidance purposes only and should not be taken as accurate. Brookes Bliss Ltd
Plan produced using PlanUp.

Brookes Bliss

46 Bridge Street, Hereford, Herefordshire HR4 9DG

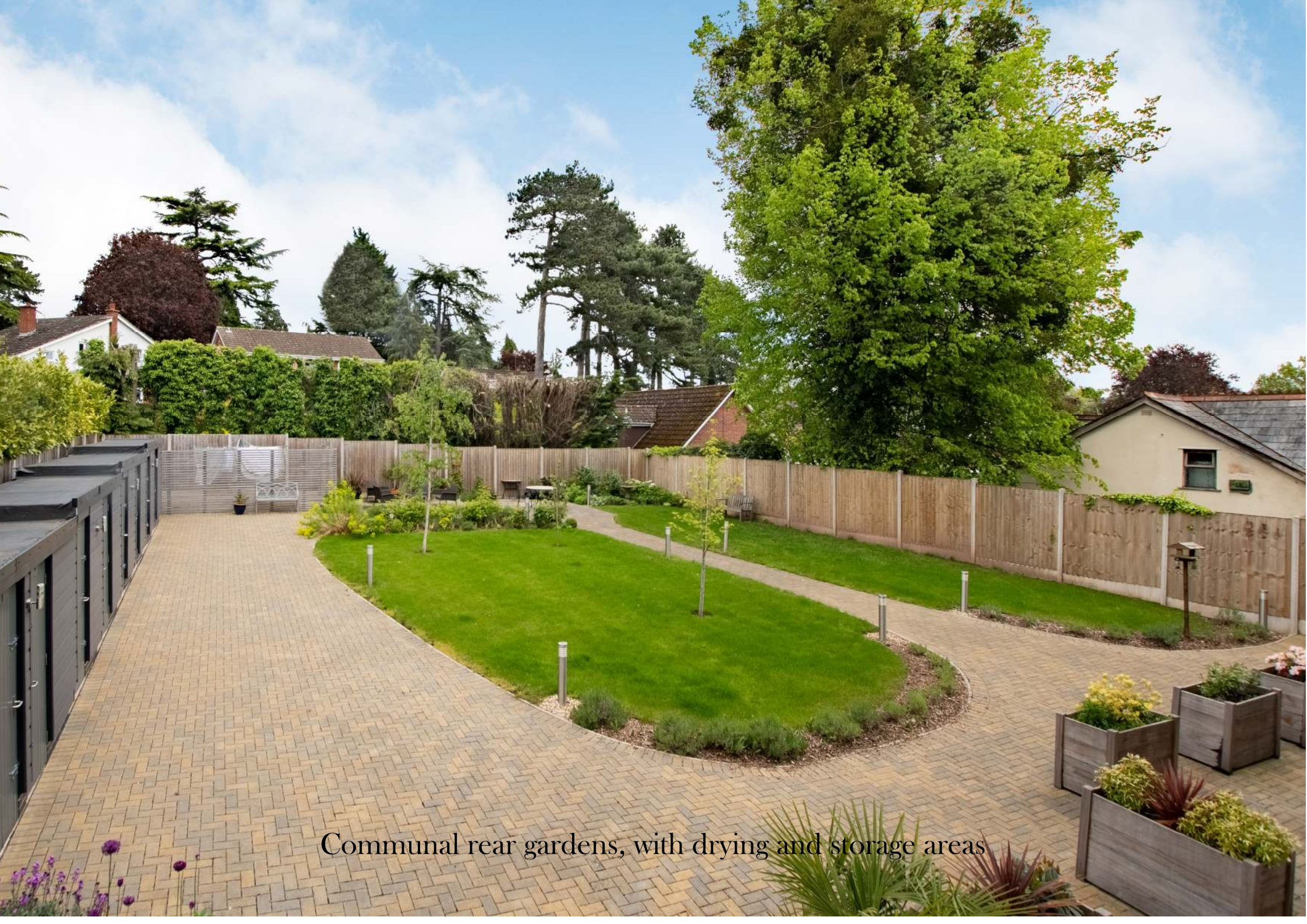
Tel: 01432 343800

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[brookesbliss.co.uk](https://www.brookesbliss.co.uk)

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.

rightmove 



Communal rear gardens, with drying and storage areas