

FOR  
SALE



Flat 1, 36 Cedar Court, Folly Lane, Hereford HR1 1LX

£145,000 - Leasehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Situated in this highly sought-after residential location, an excellent purpose-built ground floor 1 bedroom apartment offering ideal first time buyer/investor/retirement accommodation. The property is situated just over a mile northeast of the Cathedral City of Hereford (approximately a 15 minute walk) and local amenities nearby include a range of shops, bus service and the property is ideally placed for Hereford's further education colleges, railway station, supermarket and hospital.

## POINTS OF INTEREST

- *Superb ground floor apartment*
- *Gas central heating & double glazing*
- *Self-contained, 1 Bedroom*
- *Ideal first time buyer/investment/retirement accommodation*
- *Sought-after residential area*
- *Allocated parking*



## ROOM DESCRIPTIONS

### Canopy Porch

With private entrance door into the

### Open-plan Living Room/Kitchen

Living Room with radiator, gas central heating thermostat, double glazed window to the front aspect, TV and telephone points and laminate flooring. Kitchen fitted with a range of oak effect base and wall units with worksurfaces and tiled splashbacks, sink unit with mixer tap, built-in electric oven and hob with extractor hood, cupboard housing the Ideal gas central heating boiler (less than 2 years old), double glazed window to the side aspect, laminate flooring and doors to the

### Shower Room

With tiled walls, shower cubicle with mains fitment shower over and glass door, wash hand-basin with vanity units underneath, low flush WC, chrome ladder style radiator, extractor fan and shaver point.

### Bedroom

Radiator, double glazed window to the rear aspect and fitted carpet.

### Outside

Immediately to the front of the property there is a designated parking space and there is side access via a gravelled pathway with seating areas to the rear where there is a further gravelled area. There are communal grounds, bin storage area and a cycle storage area.

### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

### Outgoings

Council tax band A - payable 2024/25 £1538.23

Water and drainage - metered supply.

Service charge payable - approximately £780 per annum which includes building insurance, maintenance and lighting of common areas and window cleaning.

Peppercorn ground rent.

### Tenure & Possession

Leasehold with a 999 Lease commencing 2005 with vacant possession upon completion. Currently tenant in situ.

### Agent's Notes

1. The Freehold of Cedar Court is owned by Management Company. Each apartment owner has an equal share in the Company, hence a share of the Freehold.
2. The photographs were taken when previously empty.

### Money laundering regulations

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

### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Directions

From Hereford proceed initially towards Worcester on the A4103 and, at the top of Aylestone Hill, turn right at the mini-roundabout into Folly Lane. Continue past the colleges, over the traffic lights and the entrance to Cedar Court is located on the left-hand side. What3words - fields.mats.fetch

### Ground Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



Total area: approx. 37.3 sq. metres (401.4 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	<b>A</b>			
(81-91)	<b>B</b>			
(69-80)	<b>C</b>		74	74
(55-68)	<b>D</b>			
(39-54)	<b>E</b>			
(21-38)	<b>F</b>			
(1-20)	<b>G</b>			
Not energy efficient - higher running costs				
England, Scotland & Wales				
			EU Directive 2002/91/EC	