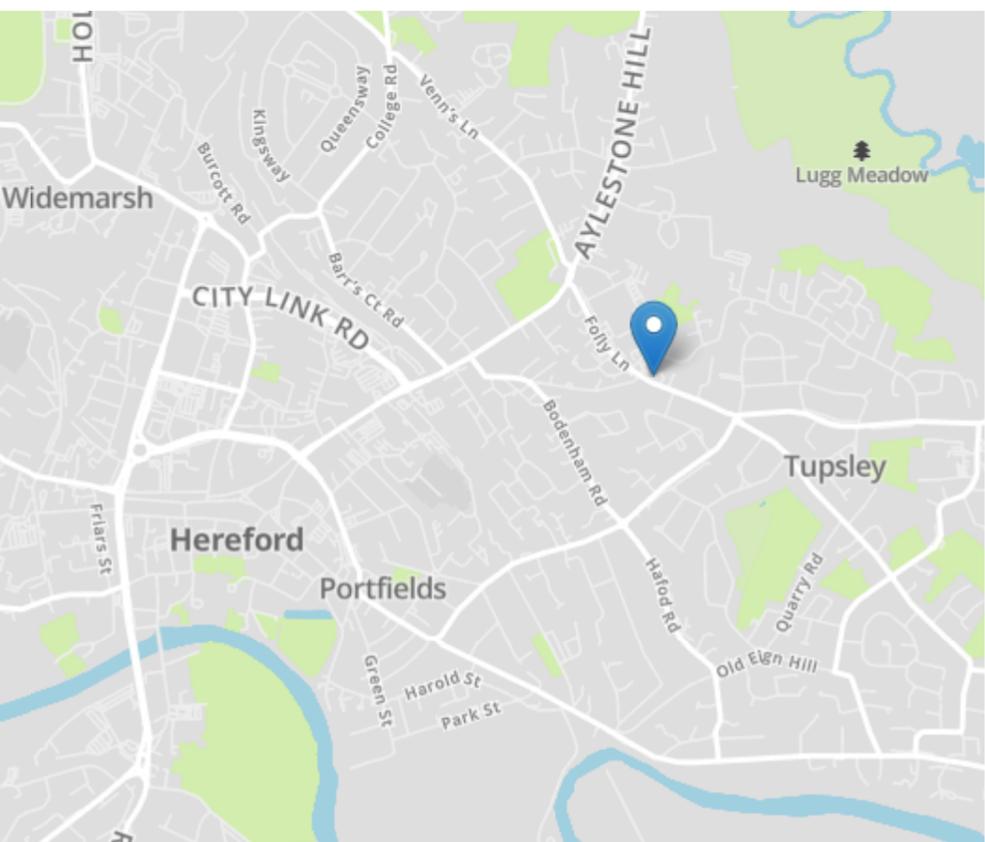




**DIRECTIONS**

Proceed north on Victoria Street/A49 for approx. 0.3miles; at the roundabout, take the second exit onto Newmarket Street/A438, and continue for approx. 0.4miles; turn left onto Commercial Road/A465, and continue for approx. 0.6miles; at the roundabout, take the second exit onto Folly Lane, after approx 0.3miles, the property will be on the left hand-side, as indicated by the Stooke Hill and Walshe 'For Sale' board. For those who use what3words: ///legal.fits.spark



**GENERAL INFORMATION**

**Tenure**

Leasehold

Term 125 Years From 1st June 2014 / 113 Years Remaining

**Services**

All Mains Services Are Connected

**Outgoings**

Council tax band 'B'. £504 service charge. £200 ground rent.

**Viewing**

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

**Offers**

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Flat 4 38 Folly Lane  
Hereford HR1 1LX

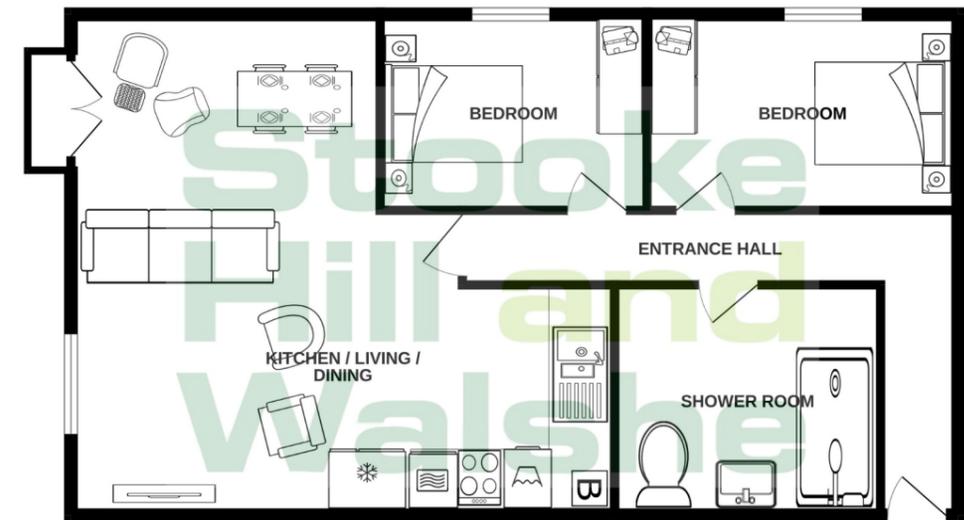
**£156,000**



MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



## GROUND FLOOR



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### Overview

This first floor, two bedroom apartment benefits from a garage with an electric door and allocated parking space; an open plan reception area - kitchen, living, and dining space; two bedrooms, and a shower room. In the area there are a range of amenities including a variety shops, popular schools and further education facilities and a regular bus service to and from the City centre.

### Entrance Hall

The L-shaped entrance hall comprises of: entry via the communal stairwell up to the top floor, giving access to the front door of the apartment; Oak Engineered flooring; electrical consumer unit; space for coat rack, shoe store, etc.; a central heating radiator, and an intercom system - Aperta.

### Open Plan Kitchen/Living/Dining

7.75m x 5.5m (25' 5" x 18' 1")  
The kitchen area comprises of: Continued matching flooring from the entrance hall; roll top work surfaces over fitted base units, with soft close doors and drawers; fitted wall units with soft close doors; an electric hob with a cooker hood over; an electric, chest height double oven; stainless steel sink and drainer with one & 1/2 bowl and chrome mixer tap over; central heating Worcester BOSCH combi boiler; a ceiling light point, and space for additional appliances.

The living area comprises of: telephone point; television point; a double glazed window; a central heating radiator, and a ceiling light point.

The dining space comprises of: power sockets; a ceiling light point; two wall light points; and, double glazed french doors, giving access to a Juliet balcony which overlooks the car park and adjacent streets.

### Bedroom One

2.8m x 3.5m (9' 2" x 11' 6")  
Bedroom one comprises of: carpet flooring; a ceiling light point; Wall light points; power sockets; television point; a central heating radiator, and a double glazed window to the side elevation.

### Bedroom Two

2.8m x 3.2m (9' 2" x 10' 6")  
Bedroom two comprises of: a double glazed window to the side elevation; carpet flooring; a ceiling light point; power points, and a central heating radiator

### Shower Room

The shower room comprises of: Tiled Floor; spotlights; an extractor fan; a shower cubicle with a mains shower unit; a wash hand basin with a chrome mixer tap over; a low level WC; part tiling, and a towel radiator.



### At a glance...

- Open Plan Reception Area: 7.75m x 5.5m (25' 5" x 18' 1")
- Bedroom One: 2.8m x 3.5m (9' 2" x 11' 6")
- Bedroom Two: 2.8m x 3.2m (9' 2" x 10' 6")

### And there's more...

- Close to local amenities
- Allocated parking space
- Nearby school and further education facilities

### Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.