

FOR  
SALE



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

£141,500 - 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

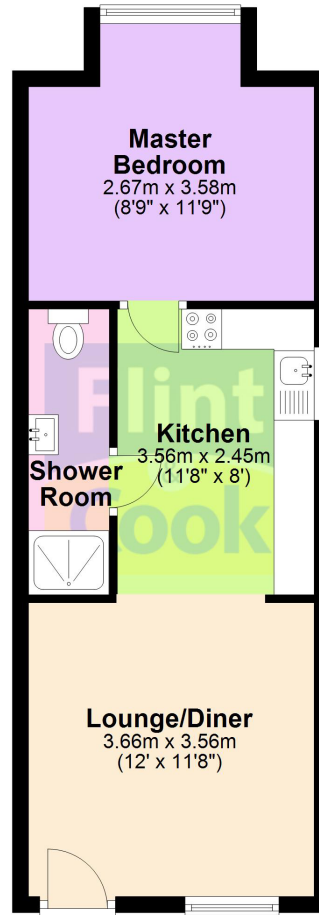
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### 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.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

**Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, [www.flintandcook.co.uk](http://www.flintandcook.co.uk)

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	